

PLANNING COMMISSION REPORT



Meeting Date: August 11, 2021
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Hawkins - CSOK 5-GP-2020 & 8-ZN-2020

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a non-major amendment to change the 2001 City of Scottsdale General Plan land use designation from Minor Office to Neighborhood Commercial on the northern +/- 1.97 acres of an approximately +/- 5.01 gross acre site, for a retail and office development located at the southwest corner of N. 114th Street and E. Shea Boulevard, and
2. A recommendation to City Council regarding a request by property owner for a zoning district map amendment from Commercial Office (C-O) to Neighborhood Commercial (C-1) on +/- 1.97 acres, and from Single-family Residential Planned Residential Development (R1-18 PRD) to Service Residential (S-R) on +/- 0.67 acres, and from Commercial Office (C-O) to Service Residential (S-R) on +/- 0.89 acres, and amending the development plan for the existing PRD to adjust lot size and setback requirements on +/- 1.48 acres, all representing portions of an overall +/- 5.01 gross acre site, located at the southwest corner of N. 114th Street and E. Shea Boulevard.

Goal/Purpose of Request

The applicant's request, through a general plan amendment and rezoning, is to develop the subject site with three (3) office & retail buildings totaling approximately 15,000 square feet of floor area, and allow for development of two (2) single family homes.

Key Items for Consideration

- Single-family residential adjacent to west and south
- Proposal conforms to the 1993 Shea Area Character Plan goals, policies, and guidelines
- Approval would allow for an expanded list of non-residential uses
- Increased Scenic Corridor near the intersection of N. 114th Street and E. Shea Boulevard
- The request is for a change in land use designation of the 2001 General Plan within the same Category (D), which by definition is a non-major amendment.

- Amended standards/stipulations provide protections for neighbors

OWNER

KCI Investments
480-951-1800

APPLICANT CONTACT

Brittnee Elliott
Hawkins Companies
208-908-5637

LOCATION

11355 E. Shea Boulevard (Southwest corner of Frank Lloyd Wright / Shea)

BACKGROUND

General Plan

The 2001 General Plan Conceptual Land Use Map designates +/-2.86 acres of the subject site as Minor Office land use designation and the other +/- 2.15 acres Suburban Neighborhoods land use designation. The 2001 General Plan Land Use Element describes the Minor Office land use designation as areas that have a residential scale and character. Minor office uses generate low to moderate traffic volumes and could be located along collector as well as arterial streets. They are generally one-story structures, with at-grade parking (Zoning categories determine building heights and setbacks). The Suburban Neighborhoods land use designation includes medium to small lot single-family neighborhoods or subdivisions. Suburban neighborhoods may be used as a transition between less intense residential areas and non-residential areas such as office or retail uses.

Shea Area Plan

The subject site is located within the boundary of the City Council adopted 1993 Shea Character Area Plan. As defined in that plan, the subject property is also located within the Shea Corridor Overlay, which is generally located ¼ mile north and south of Shea Boulevard from Hayden Road to the eastern city limit. The Shea Character Area Plan contains goals, policies, and guidelines to enhance and protect existing neighborhoods, encourage site planning that is sensitive to environmental features, and to ensure that new development is compatible with existing development.

Zoning

The site is zoned Commercial Office (C-O) district on +/- 2.86 acres, with the other +/- 2.15 acres zoned Single-family Residential Planned Residential Development (R1-18 PRD). The C-O district is intended to allow for office and related uses adjacent to commercial areas. The development standards are intended to provide separation of office buildings from nearby residential areas, and

provide a high quality setting for office uses. The R1-18 district is intended to promote and preserve residential development, allowing lots within a minimum land area of 18,000 square feet, while the PRD allows flexibility in design of residential neighborhoods with the intent of preserving open space and significant natural features.

The existing zoning on the site was approved by the City Council in 2008 (5-GP-2007, 14-ZN-2007 & 15-ZN-2007) as part of a development project for the overall +/- 5.01-acre site, which included two (2) office buildings and three (3) residential lots. The existing zoning on the site includes amended development standards for the residential lots and stipulations on the commercial portion of the site that are intended to protect the adjacent single-family residential uses.

Context

The property is one of a few vacant undeveloped sites along the Shea Corridor. Surrounding properties to the east, north and west have already been developed with both residential and non-residential uses.

Adjacent Uses and Zoning

- North: East Shea Boulevard, existing multi-family condominiums, zoned Multi-family Residential District (R-5)
- South: East Beryl Avenue, existing single-family residences, zoned Single-family Residential Planned Residential Development District (R1-43 PRD)
- East: North 114th Street, multi-family residential and office condominiums, zoned Multi-family Residential Planned Community District (R-4 PCD) and Service Residential Planned Community District (S-R PCD)
- West: Existing single-family residences, zoned Single-family Residential Planned Residential Development District (R1-43 PRD)

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
1993 Shea Character Area Plan
5-GP-2007, 14-ZN-2007, and 15-ZN-2007
37-DR-2020 (currently active)

APPLICANT'S PROPOSAL

Development Information

The development proposal includes three (3) office & retail buildings totaling approximately 15,000 square feet of floor area, and two (2) single-family homes. Access to the commercial lots will be from N. 114th Street, with access provided to the single-family homes by E. Beryl Avenue. A seventy (70) foot wide scenic corridor is provided along the E. Shea Boulevard frontage, with a thirty (30) foot wide scenic corridor and building setback along the 114th Street frontage. Commercial buildings will be set back a minimum of fifty (50) feet from the adjacent residential lots and limited to a maximum building height of 24 feet for the C-1 portion and 18 feet for the S-R portion.

- Existing Use: Vacant
- Proposed Use: Office/Retail/Single-family Residential
- Parcel Size: +/- 5.01 acres
- Building Height Allowed: C-1: 36 feet
S-R: 18 feet
R1-18 PRD: 30 feet
- Building Height Proposed: C-1: 24 feet
S-R: 18 feet
R1-18 PRD: 24 feet (existing)
- Parking Required: 62 spaces (commercial only)
- Parking Provided: 92 spaces
- Open Space Required: 21,111 square feet (commercial only)
- Open Space Provided: 43,433 square feet
- Floor Area: 15,336 square feet (commercial only)

NON-MAJOR GENERAL PLAN AMENDMENT IMPACT ANALYSIS

Non-Major Amendment Request

The applicant is requesting an amendment from a Minor Office to a Neighborhood Commercial General Plan land use designation on the northern +/- 1.97 acres of the +/- 5.01 gross acre overall site. A request from Office (Group D) to Neighborhood Commercial (Group D), is defined as a non-major General Plan amendment based upon criteria outlined in the City of Scottsdale General Plan 2001. The purpose of the General Plan amendment is to support the uses proposed with the companion rezoning application. That request is intended to allow for an expanded list of uses that will provide retail/office uses along East Shea Boulevard. The resulting land use designation composition for the site is +/- 1.97 acres of Neighborhood Commercial, +/- .89 acres of Minor Office, and +/- 2.15 acres of Suburban Neighborhoods.

The General Plan Land Use Element describes the Neighborhood Commercial land use designation as a category that includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population. Neighborhood commercial uses are best located on collector or arterial streets. Moreover, these areas should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance.

The applicant proposes to implement the land use designation of Neighborhood Commercial by rezoning to the Neighborhood Commercial (C-1) zoning district to expand the list of permitted uses on the site and maintain a one-story structure with at-grade parking provided – as proposed by the applicant’s active development review case (37-DR-2020). Furthermore, the site is located at the intersection of a major arterial (Shea Boulevard) and minor collector (South of Shea at 114th Street).

The applicant's request to develop the north +/-1.97 acres with retail and office on two pad sites fronting east Shea Boulevard conforms to the General Plan description of Neighborhood Commercial. The development provides an appropriate buffer (setback, landscaping, and proposed building massing) from Shea Boulevard to single-family uses found south and west to this portion of the overall site. The applicant proposes to increase the existing Scenic Corridor setback closest to the intersection of N. 114th Street and E. Shea Boulevard. The remaining portions of the site will be utilized for office/medical uses (implementing the Minor Office land use designation), and single-family residential uses (implementing the Suburban Neighborhoods land use designation).

The Minor Office land use designation is within the same General Plan Land Use Category Group as Neighborhood Commercial and Minor Employment, Group D. Although not common, a request to change an existing land use designation to one within Group D on the Change in Land Use Category table is not precedent setting. Since the City of Scottsdale General Plan 2001 was ratified in March of 2002, one request to Neighborhood Commercial has been approved (9-GP-2016).

1993 Shea Character Area Plan

The subject site is located within the boundary of the 1993 Shea Character Area Plan. The Shea Area Plan contains goals, policies, and guidelines to enhance and protect existing neighborhoods, encourage site planning that is sensitive to environmental features, and to ensure that new development is compatible with existing development.

To this end, the applicant's proposal supports the Shea Area Plan in that it supports by the umbrella goals, policies, and guidelines provides a dense native plant buffer to the adjacent residential land use, and plans to locate site elements away from the residential areas closer to N. 114th Street.

Policy Implications

One of the Six Guiding Principles, established through CityShape 2020 and incorporated into the City of Scottsdale General Plan 2001, is "Support Economic Vitality". This guiding principle acknowledges Scottsdale's commitment to the economic and fiscal health of the city through directed public policy as a means to build upon Scottsdale's economic strengths. Furthermore, the Shea Area Plan encourages a variety non-residential uses at appropriate locations, as well as investment in vacant properties.

Accordingly, both the General Plan (Land Use Element Goals 3, 7, and Goal 9, Bullet 3; Neighborhoods Element Goals 4 and 5; and, Economic Vitality Element Goal 7) and Shea Area Plan (Goal1, Policy 1; Shea Corridor Goal 2, Policy 1) support redevelopment or reinvestment that promotes sensitive, context-appropriate integration and transition of development within established areas of the community. The applicant proposes to sensitively integrate a mixture of retail, office and medical uses near the intersection of N. 114th Street and E. Shea Boulevard in a location that has frontage to East Shea Boulevard and provides access outside of existing neighborhoods.

Shea Boulevard is designated as a Scenic Corridor by the General Plan - those streets where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. Scenic Corridors allow for a

larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods.

Previous approvals specific to this site (5-GP-2007, 14-ZN-20087 and 15-ZN-2007, approved in March of 2008) stipulated for a minimum 70' Scenic Corridor setback and easement dedication. The current development proposal seeks to increase the setback nearest to the intersection of N. 114th Street and E. Shea Boulevard so as to replicate the existing conditions of surrounding development that provides setbacks at the intersection – utilizing easements to dedicate such.

The 2001 General Plan (Land Use Element Goal 5 and Goal 8, bullet 2, and Community Mobility Element Goal 11) and the Shea Area Plan (Goal 3, policy 2) place importance on meaningful and accessible pedestrian links throughout the community. The applicant proposes to provide a paved 8' wide multi-use path that will meander along the site's Shea Boulevard frontage. Furthermore, a 6' detached curb separated sidewalk along N. 114th Street will bring a connection to and from the neighborhood south of the subject site to the intersection at E. Shea Boulevard.

Land Use Impact Model

In December 2018, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this instance, 2020-2040). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to estimate how much value a project adds (or does not add) over time – or Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the existing mixture of “commercial office” and “suburban residential” 20-year outlook with the proposed mixture of “neighborhood commercial”, “commercial office”, and “suburban residential” 20-year outlook on the entire 5.01 +/- acre site in the Central Sub-Area of the City. The model shows a negative NPV of \$58,839 for the existing land use mixture over 20 years. However, the proposal to include “neighborhood commercial” on a 1.97 +/- acre portion of the site shows a positive NPV of \$472,622 over the same time period. The resulting positive NPV noted by the model illustrates a positive gain as a result of the possibility of additional tax generation available through the expanded uses permitted within Neighborhood Commercial, versus the Minor Office land use designations; therefore, the City expenditures are likely to see no change as a result of this proposal over the next 20 years.

The full results of the Land Use Impact Model assessment are located in the case file.

ZONING DISTRICT MAP AMENDMENT IMPACT ANALYSIS

Land Use

The existing zoning on the site was approved by the City Council in 2008 (5-GP-2007, 14-ZN-2007 & 15-ZN-2007) as part of a development project for the overall +/- 5.01-acre site, which included two (2) office buildings and three (3) single-family residential lots. The existing zoning on the site

includes amended development standards for the residential lots and stipulations on the commercial portion of the site that are intended to protect the adjacent single-family residential uses.

The requested zoning will achieve a similar intent to the previous development project; however, the C-1 district will introduce a broader range of commercial land uses on the northern 1.97 acres of the site, including restaurant, retail, and personal care services. Additionally, the C-1 district allows certain specified uses that are allowed subject to a Conditional Use Permit such as car wash, gas station, and live entertainment. Based on concerns received from the adjacent neighborhood to the west regarding the potential for new land uses, the applicant has offered to restrict land uses on the C-1 portion of the site through private deed restrictions. The C-1 district allows building height up to 36 feet; however, the applicant has agreed to limit the building height to 24 feet through stipulation.

The southern portion of the commercial site, which is proposed to rezone from R1-18 PRD and C-O to S-R will have a smaller scope of allowed uses, mostly limited to residential, educational, medical office, and other office type uses. Additionally, S-R limits building height to 18 feet, which is less than the 21 feet currently stipulated on the site. The area that previously would have been a single-family home will now be an open space and retention area that will help buffer the homes from the commercial development. The southernmost 1.48 acres will remain R1-18 PRD and will be developed with two (2) single-family homes, consistent with the current entitlements. As part of this application the owner is requesting to modify the minimum lot size and setback requirements specific to Lot 2, to accommodate the right-of-way dedication for E. Beryl. Additionally, clarification is provided within the amended development standards that reflects the reduction in lots from three to two. The site plan includes a minimum fifty (50) foot setback for the commercial buildings adjacent to the residential properties to the west and south, and the project carries over many of the original stipulations that provided additional protections to the surrounding neighborhood.

A summary of the existing standards compared to the proposed standards for the commercial portion of the site is provided in the table below:

	Existing Entitlements	S-R Allowed	S-R Proposed	C-1 Allowed	C-1 Proposed
Building Height	21' (ANG)	18' (TOC)	18' (TOC)	36' (TOC)	24' (TOC)
Setbacks Adjacent to Residential	50'	None	50'	50'	50'
Open Space	25%	24%	32.8%	15%	45.7%
Floor Area Ratio	0.80	N/A	0.14	0.80	0.15

ANG = Above Natural Grade
 TOC = Average Top of Curb +1'

Planned Residential Development (PRD)

The existing entitlements (15-ZN-2007) include +/- 1.92 acres zoned R1-18 PRD. The previous development project proposed three (3) single-family homes to be development on this portion of the site. The current proposal is reducing the size of the PRD area from +/- 1.92 acres to +/- 1.25 acres, by rezoning a portion to S-R that will be included in the commercial portion of the development. The current proposal now includes only two (2) single-family homes to be developed within the reduced PRD boundary.

The remaining single-family lots will be developed consistent with the plans and amended development standards approved with 15-ZN-2007, with new amendments proposed specific to Lot 2 of the subdivision. Due to a change in the street standard and right-of-way dedication required at the east end of Beryl Avenue, the area of Lot 2 will decrease below the minimum size that was established in the 15-ZN-2007 case (35,000 square feet) and will also be reduced in depth. To address this issue the owner is requesting to modify the minimum lot size and setback requirements specific to Lot 2. Additionally, clarification is provided within the amended development standards that reflects the reduction in lots from three to two. The proposed amended development standards, detailing these changes is included with the stipulations (Exhibit B to Attachment 2), and summarized below. The standards that differ from the 15-ZN-2007 case are highlighted in yellow.

	Ordinance Requirements	Amended Standards
Min. Lot Area	18,000 s.f.	Lot 1: 25,000 s.f. Lot 2: 18,000 s.f.
Min. Lot Width	120 ft	No minimum
Standard Lot		
Flag Lot		20 ft
Maximum Building Height	30 ft	24 ft (one-story)
Min. Yard Setbacks		
Front Yard		
Front (to face of building)	35 ft	Lot 1: 25 ft Lot 2: 10 ft
Front (to face of garage)	35 ft	Lot 1: 25 ft Lot 2: 20 ft
Front (corner lot, side street)	35 ft	Lot 1: 25 ft Lot 2: 10 ft
Side Yard		
Minimum	10 ft	10 ft
Minimum aggregate	20 ft	30ft
Rear Yard		
Standard Depth	30 ft	20 ft

Min. Depth (% of difference which can be occupied)		
Patio		
Distance Between Buildings (Min)		
Accessory & Main	10 ft	10 ft
Main Buildings/Adjacent Lots	20 ft	20 ft
Maximum Wall Height		
Front	3 ft	3 ft
Side	8 ft	8 ft*
Rear	8 ft	8ft
Corner side not next to key lot	8 ft on PL	8 ft on PL
Corral fence height (on prop line)	6 ft on PL	No Corral
Development Perimeter Setbacks		20 ft**

Notes & Exceptions:

* Walls, fences, and hedges shall not exceed three (3) feet in height on the front property line or within the required front yard. Exception: The perimeter wall for residential Lot 2 on the along N. 114th Street may be allowed on the east property line with a maximum height of six (6) feet. The wall may be increased up to a maximum height of eight (8) feet if the setback is increased a minimum one (1) foot with every one (1) foot increase in height.

** All lots to be considered as interior lots.

Transportation/Trails

Access for the commercial portion of the site will be provided by two driveways on N. 114th Street and access to the proposed residential parcels will be provided by E. Beryl Avenue, which is an existing public local street through the existing Montana Vistas Subdivision. The proposed development is estimated to generate traffic volumes consistent with or lower than the uses that were proposed under the existing entitlements. As part of the development, E. Beryl Avenue will be finished with a cul-de-sac including curb and gutter to match the existing street section in the neighborhood. Along the west boundary of the site, E. North Lane, which was needed to serve the previous development is no longer needed to serve the proposed development. Although this segment of E. North Lane is used by the adjacent single-family lots to access their side yards, it is no longer needed to provide legal access to any other lot. Staff, the applicant, and neighbors discussed options to resolve the existing dead end street condition, including the possibility of a right-of-way abandonment for this street segment. However, there is not neighborhood support to change the existing condition at this time.

An 8-foot-wide detached sidewalk and trail improvements will be provided along E. Shea Boulevard as well as a new 6-foot-wide detached sidewalk along N. 114th Street. The City is anticipating the future construction of a right-turn deceleration lane at the Shea/114th Street intersection. Since the proposed development alone does not warrant the construction of the deceleration lane, the applicant has agreed to coordinate their site plan improvements (sidewalk & trail) with the future deceleration lane.

The 2001 General Plan and the Design Standards & Policies Manual encourage safe and efficient pedestrian connectivity from neighborhoods to retail centers and adjacent streets, to encourage alternative modes of transportation and reduce vehicular trips. As such, staff is requiring a small section of sidewalk to be constructed at the east end of Beryl Avenue, connecting to the existing sidewalk on N. 114th Street. Although some neighborhood concern has been expressed regarding this pedestrian connection into the neighborhood, this connection would provide a safer and more direct connection for residents in this neighborhood to access the new commercial center as well as other amenities in the area of 114th Street and Shea Boulevard. A stipulation for this sidewalk connection is included in Attachment #2 (Stipulation #15.a.2.).

Water/Sewer

Water and sewer service lines currently exist within the vicinity serving adjacent uses. The developer is responsible for infrastructure improvements to connect to the existing sewer line to the commercial and residential parcels. The proposed development is not anticipated to generate any adverse impacts on the existing infrastructure.

Public Safety

The nearest fire station is located less than one mile from this site near the E. Via Linda and N. 108th Street intersection (Station No. 606). The subject property is located within Police Patrol District 2. The proposed developments are not anticipated to generate adverse impacts on the existing police and fire emergency services.

Open Space / Scenic Corridor

The existing entitlements stipulated a minimum 70' Scenic Corridor setback and easement dedication adjacent to E. Shea Boulevard. The current development proposes to increase the setback nearest to the intersection of N. 114th Street and E. Shea Boulevard, extending a 30-foot-wide easement to the south along N. 114th Street, to more closely match the existing conditions of surrounding development. The proposed S-R and C-1 districts require approximately 24% and 15% of the site to be open space and the applicant's development provides approximately 45% of the site to be open space, substantially more than the 2008 proposal of approximately 25%. The proposed open space is focused along the street frontages and along the west property line, providing a buffer for the existing single-family homes.

Community Involvement

Surrounding property owners within 750 feet have been notified by the City and the site has been posted with signs. The owner's representatives notified property owners within 750 feet of the site area and held an open house meeting on August 13, 2019. A copy of the applicant's Citizen Review Report is attached to this report.

As of the date of this report, staff has received several phone and email inquiries regarding the proposal and sixteen (16) letters/emails in opposition, as well as a petition signed by 40 individuals representing 25 homes in the adjacent subdivision opposing the requested zoning change. Additionally, staff has received letters in support from three (3) of the residential property owners directly abutting the proposed development. Copies of the public comment received can be found in Attachment #13.

This item was originally scheduled on the January 13, 2021 Planning Commission agenda. However, several emails and letters received in opposition immediately before the Planning Commission meeting resulted in the applicant requesting a continuance to allow time to work with the neighborhood to address the concerns. The neighborhood opposition received was from several property owners living in the Montana Vista subdivision, directly west of the subject site, and focused on concerns related to new, more intense, land uses that would be permitted by the requested C-1 zoning district that area not allowed in the existing C-O district, and concerns related to the sidewalk connection from E. Beryl Avenue to N. 114th Street. To address the concerns received related to the permitted land uses in the C-1 district, the applicant has offered to restrict land uses on the C-1 portion of the site through private deed restrictions.

Community Impact

The scale of the proposed retail and office buildings, along with the building setbacks and landscape buffers provide consideration for the adjacent single-family residential to the west and help to create a development compatible with the surrounding neighborhood. The proposed land uses are consistent with the policies set forth in the General Plan and the Shea Area Plan, with the intent to protect and enhance the existing character of the area. As detailed above, the City has received several comments in opposition to the request and letters of support from three (3) adjacent residential property owners. Although the requested C-1 district will allow more land uses than what is currently allowed, many of the more intense land uses are subject to a Conditional Use Permit. Additionally, to address concerns related to the permitted land uses in the C-1 district, the applicant proposes to restrict land uses on the C-1 portion of the site through private deed restrictions. There are no anticipated adverse impacts to traffic, infrastructure, or other services.

STAFF RECOMMENDATION

Recommended Approach:

1. Staff recommends that the Planning Commission make a recommendation to the City Council for approval of the request by owner for a non-major amendment to change the 2001 City of Scottsdale General Plan land use designation from Minor Office to a Neighborhood Commercial on the northern +/- 1.97 acres of an approximately +/- 5.01 gross acre site, for a retail and office development located at the southwest corner of N. 114th Street and E. Shea Boulevard, and
2. Find that the Planned Residential District (PRD) criteria have been met and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval the request by owner for a zoning district map amendment from Commercial Office (C-O) to Neighborhood Commercial (C-1) on +/- 1.97 acres, from Single-family Residential Planned Residential Development (R1-18 PRD) to Service Residential (S-R) on +/- 0.67 acres, and from Commercial Office (C-O) to Service Residential (S-R) on +/- 0.89 acres, representing portions of an overall +/- 5.01 gross acre site, for a 2-lot residential subdivision and a retail/office development with approximately 15,000 square feet of floor area.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

Long Range Planning Services

STAFF CONTACTS

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APPROVED BY



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8/2/2021

Date



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8/2/2021

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Date



For E. Perreault

8/2/2021

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Date



Randy Grant, Executive Director

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480-312-2664, rgrant@scottsdaleaz.gov

8/3/21

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
 - Exhibit A to Attachment 1: Site Plan
 - Exhibit B to Attachment 1: PRD Development Standards
3. Additional Information
4. Applicant's Narrative
5. Existing General Plan Land Use Map
6. Proposed General Plan Land Use Map
7. Shea Character Area Plan Map
8. Existing Zoning Map
9. Proposed Zoning Map
10. Landscape Plan
11. Traffic Impact Summary
12. Citizen Involvement
13. Public Comment (Support)
14. Public Comment (Opposition)
15. City Notification Map
16. Additional C-1 Land Uses



Context Aerial

8-ZN-2020

Attachment 1



Close-up Aerial

8-ZN-2020

Attachment 1A

**Stipulations for the Zoning Application:
Hawkins - CSOK
Case Number: 8-ZN-2020**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by RCAA and with the city staff date of 12/21/2020, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. CONFORMANCE TO EXISTING AMENDED DEVELOPMENT STANDARDS (RESIDENTIAL). Development on the residential lots shall conform with the amended development standards approved in case 15-ZN-2007, included for reference as Exhibit B to Attachment 2.
3. MAXIMUM BUILDING HEIGHT.
 - a. C-1 ZONING: No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
 - b. S-R ZONING: No building on the site shall exceed 18 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
 - c. R1-18 PRD ZONING: Building heights shall be in conformance with the amended development standards for the PRD.
4. BUILDING SETBACKS.
 - a. The setback along 114th street shall not be less than thirty (30) feet for any commercial buildings.
 - b. The setback adjacent to the west property line shall not be less than fifty (50) feet for any commercial building.
 - c. All residential dwellings shall be setback in accordance with the amended development standards for the PRD.
5. WALLS. The developer shall extend the existing screen wall along the west side of N. 114th Street and south of E. Beryl Avenue from its existing location to the north side of the proposed new E. Beryl Avenue cul-de-sac.
6. SIGNAGE. Building-mounted wall signs shall be mounted no taller than eighteen (18) feet in height on the west and south sides of the commercial buildings.
7. OUTDOOR LIGHTING (COMMERCIAL). With the first Development Review Board submittal, in addition to the requirements of Zoning Ordinance Section 7.600. and the City of Scottsdale lighting design guidelines, the applicant shall provide a lighting plan demonstrating the following minimum standards are met:
 - a. Outdoor lighting shall be setback a minimum of 50 feet from the west property line.

- b. Building-mounted lighting shall not exceed twelve (12) feet in height, measured from the finished grade to fixture lens.
 - c. Pole-mounted lighting shall be limited to sixteen (16) feet in height. Pole-mounted lighting shall be measured from finished grade at the base of the light standard to fixture lens.
 - d. Except for security lighting, no lighting shall be allowed on the west side of the Pad B building.
8. COMMERCIAL REFUSE. Each commercial parcel shall have its own refuse enclosure per city standards, or have an agreement in place for shared refuse, subject to approval by the City Development Engineering Manager or designee.
 9. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

DEDICATIONS

10. RIGHT-OF-WAY DEDICATIONS. Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:
 - a. N 114TH STREET. Fifty-five (55) foot dedication, for a total fifty-five (55) foot wide west half-right-of-way width.
 - b. E BERYL AVENUE. Twenty-five (25) foot dedication, for a total twenty-five (25) foot wide north half right of way width and fifty (50) radius foot cul de sac dedication at the east end terminus.
11. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a one-foot wide Vehicular Non-Access Easement to the City of Scottsdale adjacent to E. Shea Boulevard, N. 114th Street for the full length of the residential lot line, and along the commercial property except at approved driveway locations.
12. SCENIC CORRIDOR EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a minimum seventy (70) foot wide continuous Scenic Corridor Easement to the City of Scottsdale along the development project's E. Shea Boulevard frontage. Additionally, the property owner shall dedicate a minimum thirty (30) foot wide continuous Scenic Corridor Easement to the City of Scottsdale along the development project's N. 114th Street frontage extending from E. Shea Boulevard to a point approximately 185 feet south of the centerline of E. Shea Boulevard. The width of the Scenic Corridor Easement shall be measured from the E. Shea Boulevard and N. 114th Street right-of-way lines, after any required dedications. Unless otherwise approved by the Development Review Board, the area within the Scenic Corridor Easement shall be left in a natural condition.

INFRASTRUCTURE

13. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
14. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of

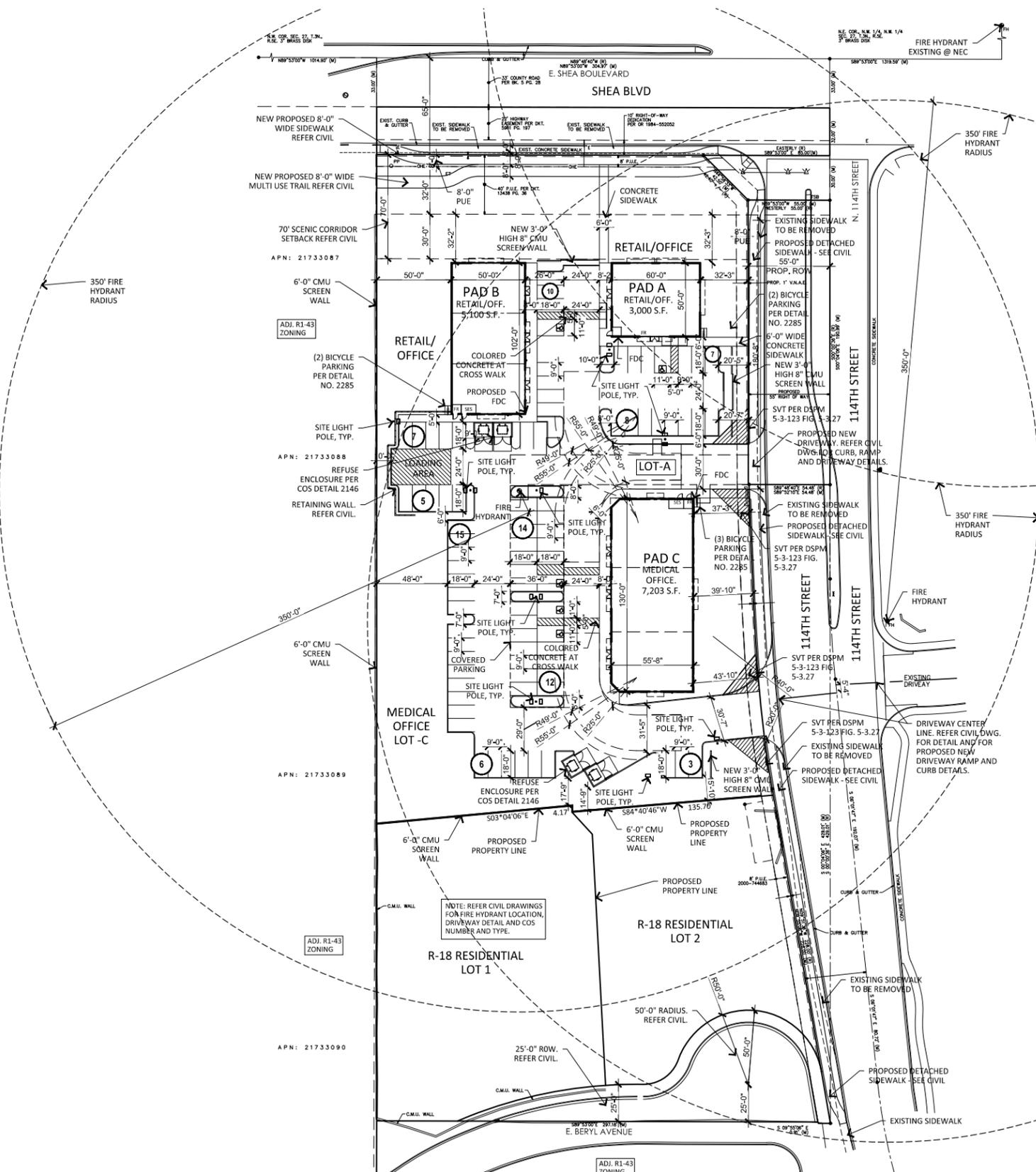
Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

15. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements:
 - a. N 114TH STREET.
 1. Construct six-(6) foot-wide sidewalk separated from back of curb a minimum of four (4) feet from E Shea Boulevard to E Beryl Avenue.
 2. Construct a six (6) foot wide sidewalk connection into E Beryl Avenue.
 3. Install new streetlights in conformance with current City of Scottsdale standards for equipment; the number and spacing of streetlights to be approved by Transportation and Streets Department staff at the time of improvement plan review and approval.
 - b. E BERYL AVENUE.
 1. Construct north half-street street improvements (curb, gutter, pavement, etc.) from approximately two hundred forty (240) feet west of N 114th Street to N 114th Street, matching existing cross-section to the west of these stated construction limits.
 2. Construct residential cul de sac at the east end of E Beryl Avenue.
 3. Construct a six-foot wide sidewalk connection from the Beryl Avenue cul-de-sac to the sidewalk along N. 114th Street.
 - c. E SHEA BOULEVARD
 1. Construct eight (8) foot wide multi-use trail along project frontage.
 2. Construct eight (8) foot wide multi use path, separated a minimum of four (4) feet from back of curb, along project frontage.
 3. Path and trail improvements shall be designed to accommodate an additional lane along E Shea Boulevard. Dedication of non-motorized vehicle easement shall be required for path improvement that extends beyond the limits of the existing right-of-way.
16. COMMERCIAL WATER AND SEWER. Each commercial parcel shall be directly serviced by public water and sewer systems to be provided and constructed by development project prior to or in conjunction with any parcel subdivisions.
17. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
18. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

REPORTS AND STUDIES

19. PRELIMINARY DRAINAGE REPORT AND GRADING AND DRAINAGE PLAN. With the Development Review Board submittal, the property owner shall submit a preliminary drainage report and grading and drainage plan consistent with the plan and report submitted for the zoning case and in accordance with the Design Standards and Policies Manual for the project that will provide, address

and illustrate the proposed improvements for the new residential parcels and generally illustrate the viability of the parcels. The preliminary plan shall include any improvements to the existing wash, stormwater storage facilities, privacy walls, drainage easements, preliminary grading, and residence locations. The preliminary drainage report shall address off-site flows, the on-site wash hydraulics and any proposed modifications, and stormwater storage requirements.



SITE PLAN
SCALE: 1" = 40'-0"

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

Exhibit A to Attachment 2

114TH AND SHEA RETAIL
SWC OF 114TH STREET AND SHEA BLVD
SCOTTSDALE ARIZONA 85259
DATE: 06-14-2021 (PRELIMINARY)

PROJECT DIRECTORY

ARCHITECT:
RKA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER:	217-33-034G, 034F, 034M & 034K
EXISTING ZONING:	C-0 AND R1-18
PROPOSED ZONING:	C1 (PAD A & B), SR (PAD C) AND R-18
PROPOSED SITE AREA:	3.8077 ACRES (165,864.90 S.F.)
MAX. BUILDING HEIGHT:	
C-1 ZONING:	24'-0" MAX.
SR ZONING:	18'-0" MAX.
PROPOSED BUILDING HEIGHT:	
C-1 ZONING:	24'-0" MAX.
SR ZONING:	18'-0" MAX.
PROPOSED USE:	RETAIL / MED. OFFICE / OFFICE
BUILDING AREA:	
PAD A: RETAIL / OFFICE/MEDICAL	3,000 S.F.
PAD B: RETAIL / OFFICE/MEDICAL	5,100 S.F.
PAD C: MEDICAL OFFICE	7,203 S.F.
TOTAL BUILDING AREA:	15,303 S.F.
PARKING REQUIRED:	
PAD A: RETAIL-OFFICE / 250 S.F.	12 SPACES
PAD B: RETAIL-OFFICE / 250 S.F.	21 SPACES
PAD C: MEDICAL OFFICE / 250 S.F.	29 SPACES
PARKING PROVIDED:	
PAD A: RETAIL-OFFICE	15 SPACES
PAD B: RETAIL-OFFICE	22 SPACES
PAD C: MEDICAL OFFICE / 250 S.F.	50 SPACES
TOTAL PARKING REQUIRED:	62 SPACES
COVERED PARKING PROVIDED:	26 SPACES
TOTAL PARKING PROVIDED:	87 SPACES
ACCESSIBLE PARKING REQUIRED: 4%	04 SPACES
ACCESSIBLE PARKING PROVIDED:	05 SPACES
BICYCLE SPACES REQUIRED:	07 SPACES
BICYCLE SPACES PROVIDED:	07 SPACES
PROPOSED LOT -A AREA:	2.5469 ACRES (110,953.31 S.F.)
PROPOSED LOT 1 AREA:	0.6795 ACRES (29,599.48 S.F.)
PROPOSED LOT 2 AREA:	0.5811 ACRES (25,312.58 S.F.)
F.A.R. PROVIDE: PARCEL A (ZONING-C1)	0.138



VICINITY MAP

SCALE: N.T.S.

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SP-1

RKAA# 20047.50



~~15-ZN-2007~~ **8-ZN-2020 Amended Development Standards**

15-ZN-2007 Amended standards shown in **BOLD CAPS** and ~~strikethrough~~.
8-ZN-2020 Amended standards shown in **BOLD CAPS** and strikethrough with gray highlight.

Sec. 5.300. (R1-18) SINGLE-FAMILY RESIDENTIAL DISTRICT.

Sec. 5.301. Purpose.

This district is intended to promote and pre-serve residential development. Lot size is such that a low density of population is still maintained. Land use is composed chiefly of individual homes, together with required recreation, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.302. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and building and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Any use permitted in the (R1-43) single-family residential district. (see section 5.102A).

B. *Permitted uses by conditional use permit.* Any use permitted by conditional use permit in the (R1-43) single-family residential district. (see section 5.102B).

(Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.303. Approvals required.

Prior to development' of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article I, section 1.900 hereof. (Ord. No. 3225, § 1, 5-4-99)

Sec. 5.304. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-18 district:

A. *Lot area.*

1. Each lot shall have a minimum area of not less than ~~eighteen~~ **TWENTY-FIVE thousand (18,000 25,000) square feet FOR LOT 1 AND EIGHTEEN THOUSAND (18,000) SQUARE FEET FOR LOT 2.**
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.*

1. ~~Width. All lots shall have a minimum width of one hundred twenty (120) feet.~~

- C. *Density.* There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

- D. *Building height.* No building shall exceed ~~thirty (30)~~ **TWENTY-FOUR (24)** feet in height, except as otherwise provided in article VII. **ALL BUILDINGS SHALL BE RESTRICTED TO A MAXIMUM OF ONE (1) STORY, AND SHALL HAVE NO OUTSIDE STAIRS OR ROOFTOP DECKS, ROOF TOP PATIOS, OBSERVATION TOWERS, OR BALCONIES. THERE SHALL BE NO DECKS, PATIOS, OR TOWERS ASSOCIATED WITH OBSERVATION OR ANY OTHER PURPOSE ALLOWED ABOVE GRADE ON THE PRIMARY STRUCTURE OR ANY ACCESSORY STRUCTURES, NOR SHALL THERE BE ANY EXTERIOR STAIRCASES OR OTHER ACCESS PROVIDED TO ANY ROOFS ON THE PROPERTY.**

E. *Yards.*

1. Front Yard.
 - a. There shall be a front yard having a depth of not less than ~~thirty five (35)~~ **TWENTY-FIVE (25) feet FOR LOT 1, TWENTY (20) FEET TO GARAGE FACE FOR LOT 2, AND TEN (10) FEET TO BUILDING FACE FOR LOT 2.**

~~15-ZN-2007~~ **8-ZN-2020 Amended Development Standards**

15-ZN-2007 Amended standards shown in **BOLD CAPS** and ~~strikethrough~~.
8-ZN-2020 Amended standards shown in **BOLD CAPS** and ~~strikethrough~~ with **gray highlight**.

~~b. Where lots have a double front •
age on two (2) streets, the re-
quired front yard of thirty five
(35) feet shall be provided on
both streets~~

c. On a corner lot, the required front yard of ~~thirty five (35) feet~~ **TWENTY (20) FEET TO GARAGE FACE FOR LOT 2, AND TEN (10) FEET TO BUILDING FACE FOR LOT 2.** shall be provided on each street. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard on each side of a building having a width of not less than ten (10) feet **AND AN AGGREGATE OF THIRTY (30) FEET.**

3. Rear Yard.

A. There shall be a rear yard having a depth of not less than ~~thirty (30)~~ **TWENTY (20)** feet.

4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall be not less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall not be less than twenty (20) feet.

G. Buildings, walls, fences and landscaping.

Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required side or rear yard. Walls, fences, and hedges shall not exceed three (3) feet in height on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from the inside of the enclosure. *Exception:* Where a corner lot

does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the side street need only conform to the side yard requirements. **WALLS, FENCES AND HEDGES SHALL NOT EXCEED THREE (3) FEET IN HEIGHT ON THE FRONT PROPERTY LINE OR WITHIN THE REQUIRED FRONT YARD. EXCEPTION: THE PERIMETER WALL FOR RESIDENTIAL LOT #3 ON THE CONCEPTUAL SITE PLAN (REPORT ATTACHMENT 17) LOT 2 ALONG N. 114th STREET MAY BE ALLOWED ON THE EAST PROPERTY LINE WITH A MAXIMUM HEIGHT OF SIX (6) FEET. THE WALL MAY BE INCREASED UP TO A MAXIMUM HEIGHT OF EIGHT (8) FEET IF THE SETBACK IS INCREASED A MINIMUM ONE (1) FOOT WITH EVERY ONE (1) FOOT INCREASE IN HEIGHT.**

G. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

(Ord. No. 2509, § 1, 6-1-93)

Sec. 5.305. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.306. Signs.

The provisions of article VIII shall apply.

Development Standards

Case# 8-ZN-2020: 114th/Shea
 Zoning: R1-18-PRD

	Ordinance Requirements	Amended Standards
Min. Lot Area	18,000 s.f.	Lot 1: 25,000 s.f. Lot 2: 18,000 s.f.
Min. Lot Width	120 ft	No minimum
Standard Lot		
Flag Lot		20 ft
Maximum Building Height	30 ft	24 ft (one-story)
Min. Yard Setbacks		
Front Yard		
Front (to face of building)	35 ft	Lot 1: 25 ft Lot 2: 10 ft
Front (to face of garage)	35 ft	Lot 1: 25 ft Lot 2: 20 ft
Front (corner lot, side street)	35 ft	Lot 1: 25 ft Lot 2: 10 ft
Side Yard		
Minimum	10 ft	10 ft
Minimum aggregate	20 ft	30ft
Rear Yard		
Standard Depth	30 ft	20 ft
Min. Depth (% of difference which can be occupied)		
Patio		
Distance Between Buildings (Min)		
Accessory & Main	10 ft	10 ft
Main Buildings/Adjacent Lots	20 ft	20 ft
Maximum Wall Height		
Front	3 ft	3 ft
Side	8 ft	8 ft*
Rear	8 ft	8ft
Corner side not next to key lot	8 ft on PL	8 ft on PL
Corral fence height (on prop line)	6 ft on PL	No Corral
Development Perimeter Setbacks		20 ft**

Notes & Exceptions:

- * Walls, fences, and hedges shall not exceed three (3) feet in height on the front property line or within the required front yard. Exception: The perimeter wall for residential Lot 2 on the along N. 114th Street may be allowed on the east property line with a maximum height of six (6) feet. The wall may be increased up to a maximum height of eight (8) feet if the setback is increased a minimum one (1) foot with every one (1) foot increase in height.
- ** All lots to be considered as interior lots.

Additional Information for:

Hawkins - CSOK

Case: 8-ZN-2020

PLANNING/DEVELOPMENT

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes, drainage/retention easements,
 - b. wall design/plan to show any privacy walls for the residential lots and the commercial lots,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. scenic corridors;
 - e. improvement plans for common open space, common buildings and/or walls, and amenities such as landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included),
 - f. major stormwater management systems,
 - g. signage,
3. **REVEGETATION OF SCENIC CORRIDORS.** The Development Review Board may approve revegetation of the Scenic Corridor.
4. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
5. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
6. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
7. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

Hawkins Companies

114th and Shea

GPA & Rezoning - Project Narrative



Developer:

Hawkins Companies

Ryan Manteuffel

Brittnee Elliott

4700 S. McClintock Drive, Suite 160

Tempe, AZ 85282

480-777-1078

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I. Property Information

Location: Southwest corner of 114th Street and Shea Boulevard (the “Property” or “114th & Shea”)

Property Size:

- 3.53 (+/-) gross acres to be rezoned
- 1.48 (+/-) gross acres of R1-18 PRD to remain; amended development standards proposed for eastern lot
- 5.01 (+/-) gross acres

General Plan & Zoning:

- **Current General Plan:** Suburban Neighborhoods and Minor Office
- **Proposed General Plan:** Neighborhood Commercial (northern parcel); Suburban Neighborhoods and Minor Office to remain on balance of site
- **Current Zoning:** C-O (Commercial Office) and R1-18 PRD (Single Family Residential/Planned Residential District)
- **Proposed Zoning:** C-1 (Neighborhood Commercial) and S-R (Service Residential)

Surrounding Uses:

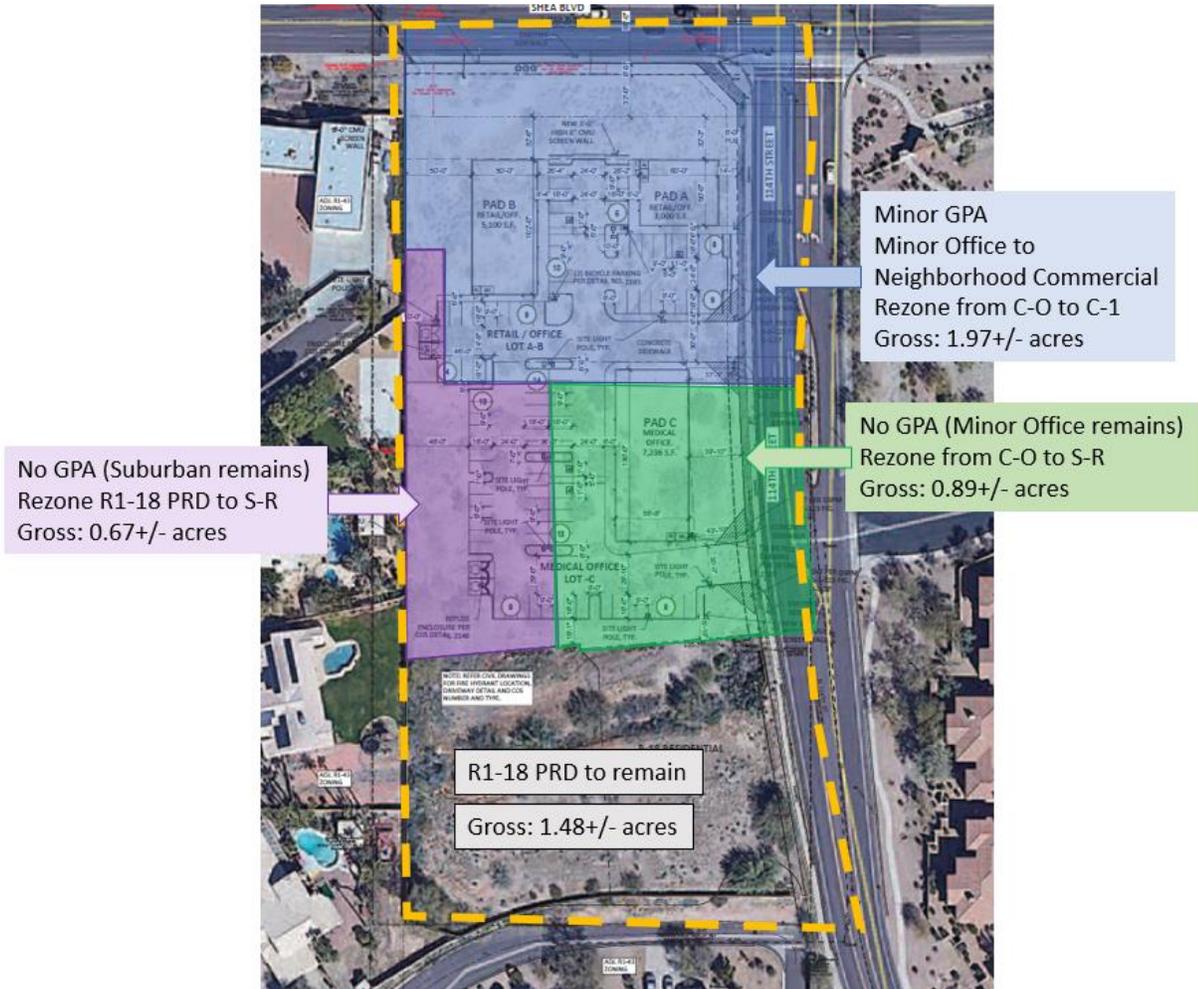
- **North:** R-5; Multi-Family
- **East:** S-R PCD and R-4 PCD; Office and Multi-Family Residential
- **South of Beryl Ave:** R1-43 PRD; Single Family Residential
- **West:** R1-43 PRD; Single Family Residential
- **Northeast:** C-3 PCD (C); Office and Retail

II. Project Overview

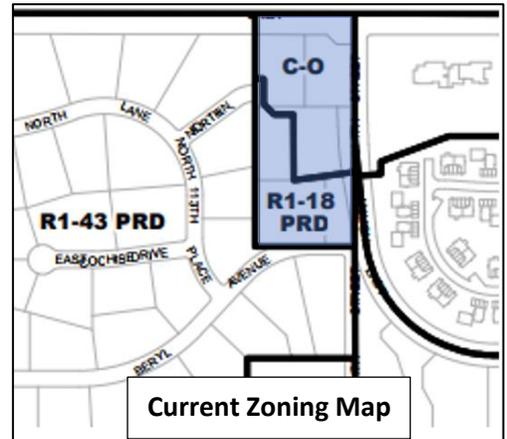
Request:

- Non-major GPA from Minor Office to Neighborhood Commercial on the northern approximately 1.97+/- gross acres
- Rezoning 3.53 +/- gross acres as described below:
 - Rezoning from C-O to C-1 on the northern approximately 1.97+/- gross acres
 - Rezoning from R1-18 PRD to S-R on the western approximately 0.67+/- gross acres (General Plan designation will remain Suburban Neighborhoods).
 - Rezoning from C-O to S-R on the eastern approximately 0.89+/- gross acres (General Plan designation will remain Minor Office).
- The balance of the vacant property (approximately 1.48 +/- gross acres) will remain R1-18 PRD. Amended development standards are proposed for the eastern lot (Lot 2) due to the large cul-de-sac right-of-way dedication requirements.

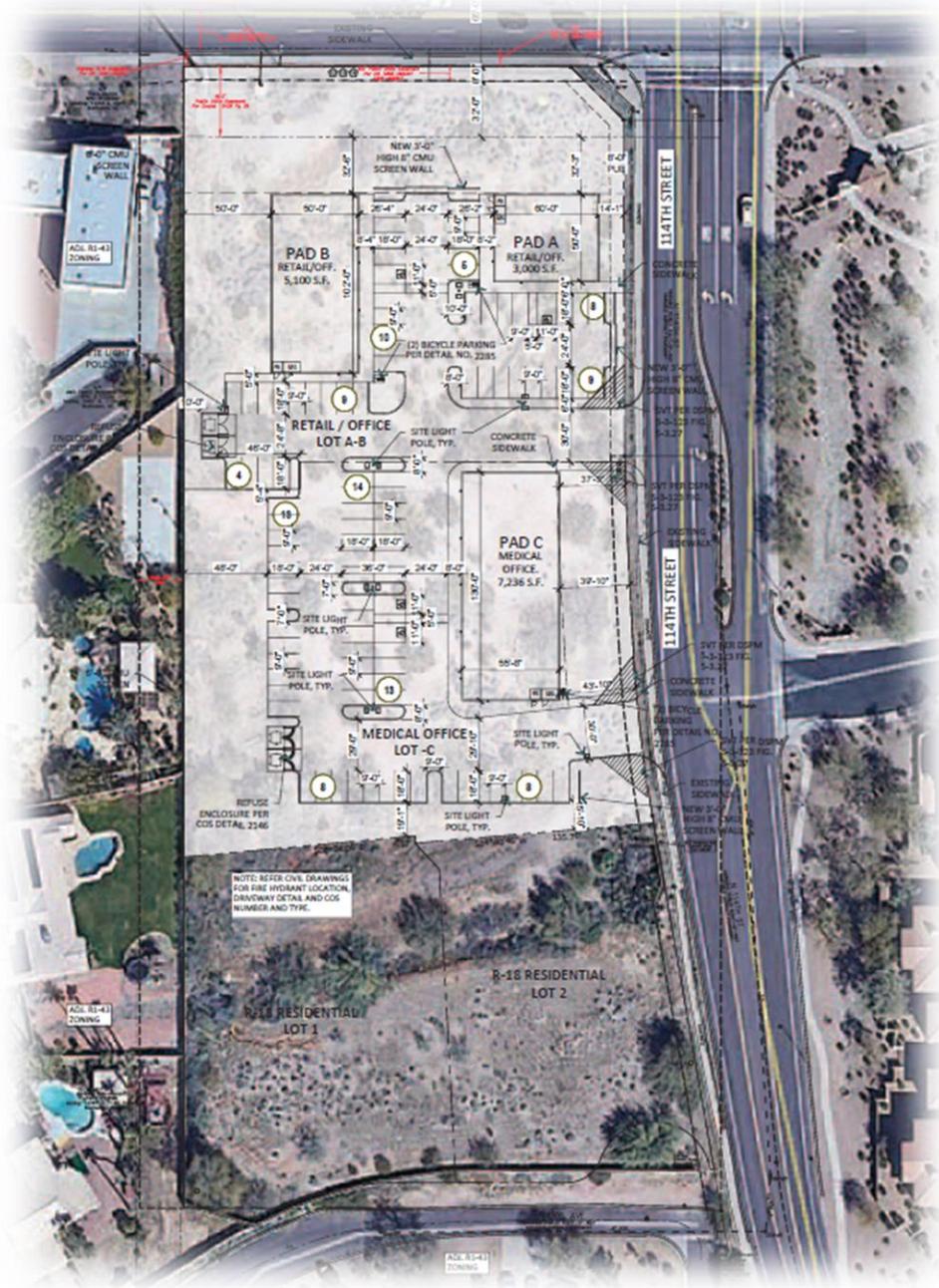
Map of GPA & Zoning Request



Currently, the vacant land consists of four continuous parcels, which were rezoned to C-O and R1-18 PRD with the approval of cases 5-GP-2007, 14-ZN-2007 and 15-ZN-2007 in March 2008. The Property is currently a vacant, undeveloped site. The proposed non-major GPA and rezone to C-1 will provide retail/office opportunities along Shea Boulevard. The middle parcel rezone to S-R will provide an appropriate buffer from the proposed C-1 along Shea Boulevard to the existing single family homes to the south and west as well as the two future R1-18 PRD homes along the southern portion of the Property. Also, by rezoning from C-O to S-R, the developer can accommodate the neighbor's request to relocate the office/medical building further from the residences and closer to 114th Street.



Proposed Site Plan



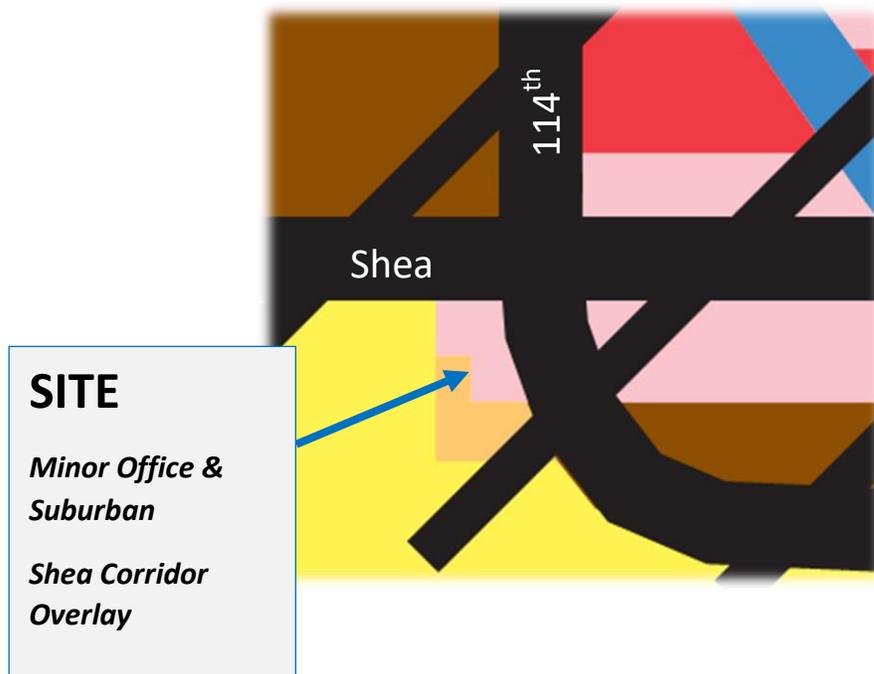
About the Developer:

Hawkins Companies is a national real estate development company with experience in 27 states including Arizona. They have used their award-winning expertise to create a design that is both sensitive to its location along the Shea Corridor as well as the surrounding area which consists of commercial, office and residential land uses. The northern parcel will be utilized as retail/office (two pad sites), the middle parcel is anticipated for office/medical, and the two southern parcels will remain single family residential (R1-18 PRD). This development provides an appropriate buffer from Shea Boulevard to the R1-43 PRD development to the south and west. The site plan fulfills the goals of the Shea Area Plan as identified in Section IV. below and enhances the Shea Boulevard street frontage with compatible landscaping and low-scale building elements.

III. 2001 General Plan

The General Plan encompasses a set of goals, approaches and tools that guide development and pave the future of the City. The City encounters numerous challenges on a day-to-day basis which require thoughtful decision-making that considers long-term implications. By outlining long-term goals, the General Plan gives the ability to respond to shifts in market trends while remaining mindful of these goals. As the world faces the challenges of the COVID-19 pandemic and begins to understand the possible long-term implications, it is critical that the economic stability of Scottsdale is prioritized. Focusing on quality development within maturing areas in the City promotes economic vitality and enhances the Scottsdale lifestyle.

Existing General Plan Land Use Map



Incorporated in the General Plan is CityShape 2020, which identifies “Six Guiding Principles” that articulate how the appropriateness of a land use change to the General Plan is to be qualified. The Six Guiding Principles are as follows: *Value Scottsdale’s Unique Lifestyle & Character, Support Economic Vitality, Enhance Neighborhoods, Preserve Meaningful Open Space, Seek Sustainability, Advance Transportation.*

1. *Value Scottsdale’s Unique Lifestyle & Character* – The project contributes to the goal of enhancing the Shea Boulevard Corridor. By meeting the demand for more office and retail options with a quality site design elements, the project reinforces the unique character of the area while maintaining the lifestyle Scottsdale is renowned for.
2. *Support Economic Vitality* – Fostering economic growth is key to maintaining the economic vitality of a community. The Shea Boulevard Corridor is a mature part of Scottsdale and bringing development that strengthens the area is essential in maintaining a high quality of life and promoting economic growth that contributes to the vitality of Scottsdale as a whole.
3. *Enhance Neighborhoods* – The site plan incorporates tasteful design elements including lush desert landscaping, enhanced pedestrian connectivity and small-scale retail and office opportunities. Additionally, employment opportunities via the proposed retail and office buildings promote local job growth near where residents live.
4. *Preserve Meaningful Open Space* – The streetscape design themes are sensitive to the City’s desire for meaningful open space and incorporate such elements as pedestrian connectivity and shaded edge treatments.
5. *Seek Sustainability* – Sustainability is addressed through the incorporation of elements that include, but are not limited to, native desert landscaping, sustainable building techniques, and abundant open space including dedication of a Scenic Corridor along Shea Boulevard
6. *Advance Transportation* – The site location provides an array of various multimodal transit opportunities. Bicycling, walking and mass transit are all viable options. Given that the site is approximately 3.2 miles east of the Loop 101, the site has ample vehicular and mass transit regional access.

The Six Guiding Principles are further broken down into specific goals and policies within the various elements of the General Plan. Below is a discussion of the General Plan goals and policies that are applicable to this development.

Character & Design Goal 1. (Page 43)

Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Bullet 1.

Respond to regional and citywide contexts with new and revitalized development in terms of:

- *Scottsdale as a southwestern desert community.*
- *Scottsdale as a part of a larger metropolitan area with a unique reputation, image, character and identity within a regional setting.*
- *Relationship to surrounding land forms, land uses and transportation corridors.*
- *Consistently high community quality expectations.*
- *Visual and accessibility connections and separations.*

Bullet 2.

Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

Bullet 3.

Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area.

Bullet 4.

Ensure that all development is part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial, and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together.

Response: 114th and Shea is a small-scale retail and office development (with two remaining R1-18 PRD residential lots along the south) that promotes the established character of the Shea Boulevard corridor. The proposal consists of Pad A at approximately 3,000+/- s.f., Pad B at approximately 5,100+/- s.f., and Pad C at approximately 7,300+/- s.f. with evenly distributed surface parking and designated sidewalks for connectivity between buildings and the street frontages. Shea Boulevard has a wide variety of established residential, office, and retail options. The retail/office buildings along Shea Boulevard will be compatible with the other retail/office uses in the area. The collection of single-story buildings will serve as buffer between the major arterial traffic and more intense retail/office along Shea to the single-family homes to the south and west. This development will also utilize native landscaping and residential-scale architecture compatible with the surrounding developments. Further, the request for Neighborhood Commercial in place of the existing Minor Office land use designation will allow for more service/retail uses. The proposed development is intended to include a Verizon Wireless retail store, which will support the local residential and business communities.

Character & Design Goal 2 (Page 47).

Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

Bullet 2.

Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community's potential as a recreational resort area and regional trade center.

Bullet 3

Use the design and development review process to enrich the lives of all Scottsdale residents and visitors by promoting safe, attractive, and context compatible development.

Bullet 5.

Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

Bullet 6.

Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: Maintaining Scottsdale's economic and environmental well-being is even more important now that the world is facing a pandemic. The economic impacts of COVID-19 are already being felt, and it's difficult to understand the ripple effects that it will have. Continuing to produce the quality development that has always attracted people to Scottsdale is critical. The proposed development will create additional jobs and tax revenue. The development will comply with the Scottsdale Sensitive Design Principles including, but not limited to, desert sensitive elements such as pedestrian connectivity and integration of low water use landscaping and shade trees, and contextually compatible design. See Section V. below regarding the Scottsdale Sensitive Design Principles.

Character & Design Goal 6. (Page 51)

Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

Bullet 1.

Require substantial landscaping be provided as part of new development or redevelopment.

Bullet 2.

Maintain the landscaping materials and pattern within a character area.

Bullet 3.

Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

Bullet 5.

Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.

Bullet 6.

Encourage the retention of mature landscape plant materials.

Response: Desert appropriate landscaping will be incorporated throughout the development, which will both enhance the streetscape along Shea Boulevard and 114th Street and provide a meaningful environment for pedestrians and retail/office users. Currently, the site is vacant, undeveloped land. The amount of open space planned with the development is approximately 27,000+/- s.f. (both C-1 and S-R parcels) and approximately 42,000+/- s.f. of open space is being provided; a 55% increase from required on this Property. Additionally, the a 70-ft. wide Scenic Corridor will be dedicated along Shea Boulevard.

Land Use Goal 4. (Page 67)

Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Bullet 1. *Allow for a diversity of residential uses and supporting services that provide for the needs of the community.*

Bullet 3.

Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.

Response: The proposed development includes retail, office/medical, and residential development (two R1-18 PRD lots remain along the south). The mixed-use development approach to this site will provide new employment and service opportunities bringing convenience to the surrounding neighbors. Integrating retail and employment along the Shea Boulevard corridor further stimulates the economic base in this area.

Land Use Goal 5. (Page 67)

Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

Bullet 1.

Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.

Bullet 4.

Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.

Response: The proposed development offers a variety of mobility options. There are ample pedestrian sidewalks offering connectivity. Directly across 114th Street to the east is an existing bus stop (route #514). The retail/office uses are sensitively designed in terms of scale and architecture compatibility. Also, the new retail/office uses offer residents proximity to benefit from nearby services.

Land Use Goal 8. (Page 69)

Encourage land uses that create a sense of community amount those who work, live, and play within local neighborhoods.

Bullet 2.

Develop and reinforce links (ie trails, paths, open space, transit, and streets) within and between residential employment, recreational, and other public land uses.

Response: This development will have approximately 42,000+/- s.f. of open space and will have both internal and street adjacent sidewalks. A 70-ft. wide Scenic Corridor will be dedicated along Shea Boulevard (including a public trail and multi-use path).

Land Use Goal 9 (Page 69).

Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

Bullet 2.

Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, including the use of mixed-use structures (retail or office on lower level and residential uses on upper levels).

Response: The proposed development offers a variety of uses that complements the existing synergy of the developments along the Shea corridor. Shea Boulevard is a major arterial that supports higher vehicular activity and thus low-scale retail and office is a logical fit. Note that the site is currently approved for C-O office development and the approved site plan included a bank and office building. The 114th & Shea development energizes the area and provides appropriate retail and employment uses.

Economic Vitality Goal 3. (Page 83)

Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services and the expansion of such services are provided.

Bullet 1.

Nurture and support established businesses as well as new businesses

Bullet 3.

Diversity Scottsdale's business and retail community so it includes a variety of business types as well as a variety of business scales and sizes.

Bullet 5.

Develop existing and attract new high value/low impact businesses.

Response: With the current economic climate, the attraction of new business to increase the tax base will be crucial. Shea Boulevard is an established street system with adequate infrastructure for the development. The traffic study included with this application demonstrates that these businesses will not have an adverse traffic impact. In fact, the proposed collection of uses will result in a weekday daily trip reduction from 585 (approved zoning) to 496; a 15% reduction. This development offers an increased tax base with minimal impact on the existing infrastructure and traffic patterns while serving the area residents.

Economic Vitality Goal 4. (Page 84)

Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.

Bullet 2.

Support new business in adapting to the constantly changing market as a result of new technologies and support those companies that are integral to the "new economy."

Bullet 4.

Strongly pursue economic opportunities that enhance the quality of life of the community as well as have a positive economic impact. This would include business that provide medical, educational, cultural or recreational amenities for the community.

Bullet 5.

Focus on opportunities that are non-polluting and that support telecommuting and alternative transportation modes. Recruit companies at the forefront of economic and technological change.

Response: The request for Neighborhood Commercial in place of the existing Minor Office land use designation will allow for more service/retail uses. The proposed development is intended to include a Verizon Wireless retail store, which will support the local residential and business communities. With the recent pandemic, telecommuting has skyrocketed, and telecommunication services are on the forefront of technology thus making this location desirable for a retail store. While a tenant for the medical/office building has not yet been identified, the developer is actively marketing to the medical community given the site's close proximity to the HonorHealth Shea Campus. The services provided with this development will benefit the Scottsdale community and contribute towards the tax base.

Housing Goal 4. (Page 99)

Encourage housing development that provides for "live, work, and play" relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

Bullet 8.

Encourage housing linked/connected to the city's mobility system.

Response: This project includes all of the elements of “live, work, and play” as identified in the General Plan. The proposed retail and office uses will provide employment and services to the surrounding community. The two R1-18 PRD residential lots along the south will remain as previously approved (amended development standards are proposed for the eastern lot). The established mobility framework will provide single car transportation alternatives through walking, bicycling, and public transit options.

Growth Area Goal 2. (Page 153)

Make automobile, transit, and other multimodal circulation more efficient.

Bullet 1.

Encourage physical planning and design techniques that facilitate the access to and use of transit services and pedestrian amenities.

Bullet 3.

Provide for a rational pattern of land development, coordinated with a multimodal circulation system.

Response: The site is located within the Shea Boulevard corridor. The proposed development is consistent with this vision for growth areas as it incorporates a variety of land uses. Pedestrian connectivity is provided throughout the development, allowing for easy access to offsite amenities. A 70-ft. wide Scenic Corridor will be dedicated along Shea Boulevard including a public trail and multi-use path.

Community Mobility Goal 5. (Page 177)

Relieve traffic congestion.

Bullet 3.

Emphasize work, live and play relationships in land use decisions that will reduce the distance and frequency of automotive trips and support alternative modes, such as pedestrian paths, equestrian trails, cyclist routes, transit, telecommuting and technology for moving people and information.

Community Mobility Goal 8.

Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.

Bullet 2.

Encourage the development or redevelopment of areas that support a balance of live, work and play land use relationships and alternative modes of transportation that reduce the reliance on the automobile.

Response to Goals 5 & 8: The proposed development encourages live, work and play relationships that help to alleviate the impact of our automobile-reliant community. The site is located along Shea Boulevard, an established arterial corridor with a range of land uses. The proposed development provides new retail and office options for the established workforce in the area which reduces the length of automotive trips and encourages the use of alternative modes of transportation. For those traveling further distances, future residents have access to the Loop 101 and public transportation. The TIMA demonstrates that there is a 15% reduction in daily trips as compared to the currently approved zoning.

IV. Shea Area Plan

Adopted by the City Council in June 1993, the Shea Area Plan (“SAP”) acts as a guide for the future growth and development of Shea Boulevard. The SAP identified three umbrella goals, policies and guidelines:

- 1. Enhance and Protect Existing Neighborhoods*
- 2. Encourage Site Planning which is Sensitive to Environmental Features*
- 3. Provide for an Efficient Road Network and Promote Alternative Modes of Travel*

From the beginning design phase, this project utilized these three overarching goals. The project will enhance the existing neighborhoods by developing vacant property. The development has been specifically designed in response to the comments at the neighborhood meeting and ongoing communications with neighboring property owners. The site design is both contextually and environmentally sensitive with the inclusion of native landscaping, abundant open space, dedication of a Scenic Corridor along Shea Boulevard, and the preservation view corridors by maintaining single-story buildings on the Property. Access will be provided via 114th Street and no additional access will be added on Shea Boulevard. The development includes new sidewalk connectivity and shade trees to optimize solar relief.

Umbrella Goal 1

Enhance and project existing neighborhoods

• *Policy 1*

New development should be compatible to existing development through appropriate transitions.

• *Guideline 1*

Building heights at the edges of the parcel should reflect those already established by the existing neighborhood.

• *Guideline 4*

Buffering techniques such as landscaping, open space, parks, and trails should be used whenever possible.

- **Guideline 5**

Where desired by the adjacent neighborhood, new residences should face other existing homes when a street borders the new developments.

Response: This project proposes to develop a currently vacant site. There will be three zoning designations utilized to provide sufficient transitions between Shea Boulevard and the single family residences to the south and west (noting that the R1-18 PRD lots along the south will be maintained from the previous 2008 zoning approval; however, amended development standards are proposed for the eastern lot). The building heights are in concert with the adjacent residential to the south and west and the commercial structures to the east and northeast. Open space, landscaping, and sidewalks provide meaningful buffers and shade.

Policy 2

Parcels should develop without encouraging neighborhood assemblages. It is desirable to unite undeveloped, individually owned parcels into a common development.

- **Guideline 2**

New development which creates a destabilizing effect on a neighborhood should be discouraged. Destabilization is defined by one or more of the following if the development:

- a. Alters normal flows of traffic near a neighborhood or creates an increase in traffic through a neighborhood.*
- b. Creates pressure for a change in land use nearby if the change is not desired.*
- c. Isolates small clusters of homes or existing neighborhoods*
- d. Does not include transition and buffering near the existing neighborhood.*

Response: Development of this property creates certainty and stability for this segment of the Shea Boulevard corridor. The traffic flow is not altered and the proposal results in an overall trip reduction as compared to the 2008 zoning approval. The two new driveways created along 114th are design to create ease of traffic flow. The land use changes are supported by the adjacent neighbors and letters of support are provided with this application. Buffering in the form of landscape, opens space, and sidewalks has been provided and the scale and character of the proposed buildings will not only be compatible with the surrounding context, but enhance the current architectural and landscape character of this corridor.

Umbrella Goal 2

Encourage Site Planning Which is Sensitive to Environmental Features

- **Policy 1**

Open space should be provided to link neighborhoods with trails and recreational areas, act as buffers between major streets and adjacent land uses, provide for drainage, and protect significant habitat corridors, and to visually enhance the character of the area.

- **Guideline 1:**

The following dimensions establish a base line for the Shea Scenic Corridor. Actual dimensions should be determined on a case by case basis.

b. Minimum width of 80' with an average width of 100'

- ***Guideline 2.***

Buildings that are adjacent to the Shea Scenic Corridor are encouraged to be single story so that views to the mountains and to the south are preserved.

Response: The proposed development includes single-story buildings adjacent to Shea Boulevard. This will aid in maintaining view corridors and building massing compatibility. Scenic Corridor width of 70-ft. will be maintained (as stipulated in the previous zoning approval), which is appropriate given the context. A public trail and multi-use path will be incorporated within the Scenic Corridor providing additional connectivity.

Policy 2

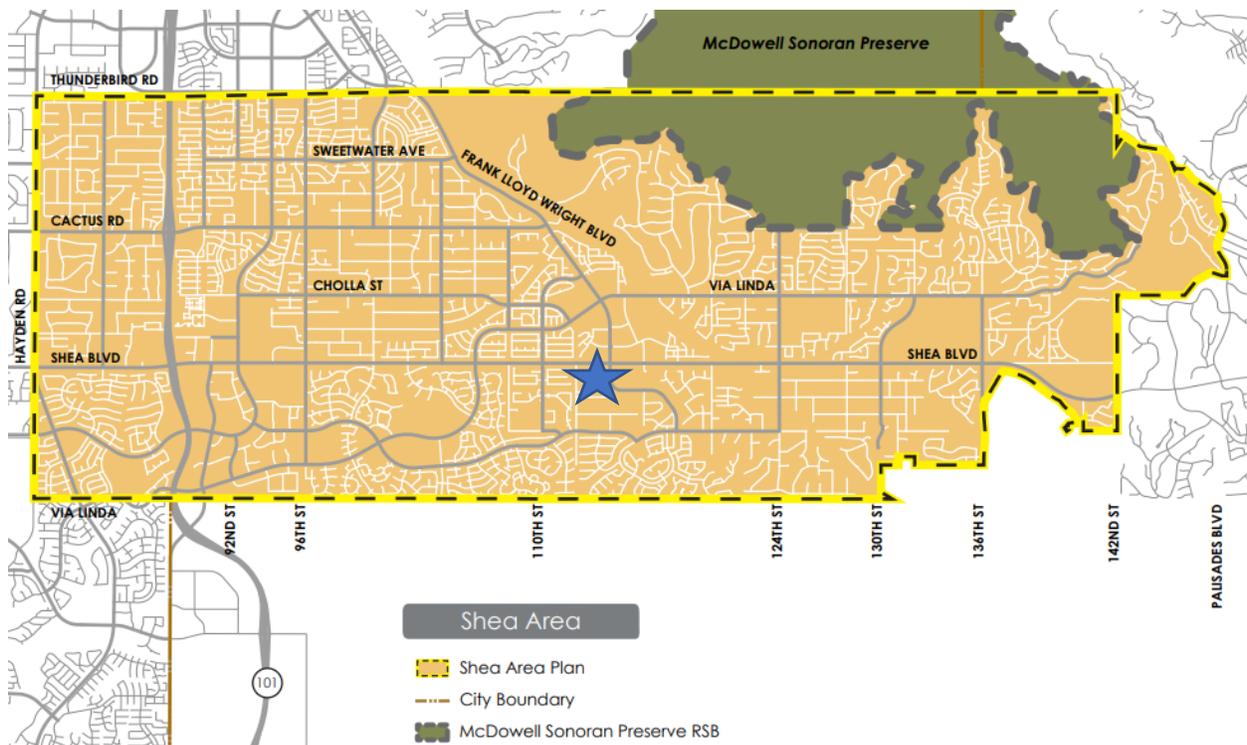
Encourage the preservation of unique natural features and open spaces.

- ***Guideline 3***

Site grading and disturbances will follow all city ordinances and guidelines.

Response: The proposed development is sensitive to all of the requirements of the City of Scottsdale. The grading and site disturbances have been designed to adhere to City guidelines and ordinances.

Shea Area Plan Boundary



Source: Shea Boulevard Area Plan

Umbrella Goal 3

Provide for an Efficient Road Network and Promote Alternative Modes of Travel

- ***Policy 3***

Transit service should be expanded within the Shea Corridor, the Adobe Ranch activity center in the vicinity of Frank Lloyd Wright Boulevard and Shea, and near the Mayo Clinic

- ***Guideline 2***

Transit improvements including signage, bus pullouts, shelters, and bicycle locking equipment should be provided along all bus routes.

Response: This proposed development is located at the southwest corner of the intersection of Shea Boulevard and 114th Street. This proposed development is in the immediate vicinity of an existing bus stop and route #514 (east of site along Shea). There are proposed bicycle racks at the retail/office buildings in accordance with City requirements.

Shea Corridor Goal 2

Allow for new employment opportunities.

- ***Policy 1***

Allow employers offering uses such as medically related services, or corporate headquarters, or accommodations.

- ***Guideline 1***

Medical offices and clinics having a regional or national reputation.

- ***Guideline 6***

Other similar uses which could provide similar advantages to the City

- ***Guideline 8***

The use should be located at the intersection of Shea Boulevard and a major collector or larger street, on any developable corner of the intersection

- ***Guideline 9***

The parcel should be a size so that appropriate site buffering can occur.

- ***Guideline 11***

The overall character of the site should be a campus orientation where buildings are clustered and connected through a strong pedestrian plan.

- ***Guideline 13***

Where an office adjoins a residential land use, there should be special attention given to protect the existing homes' privacy through A) stepped down building heights b) dense native plant buffers or... c) plan site elements to locate activity away from the residential areas.

Response: The request for Neighborhood Commercial in place of the existing Minor Office land use designation will allow for more service/retail uses, which will support the local residential and business communities. This development includes the integration of retail/office and medical/office buildings. While the specific tenants have not yet been identified (beyond Verizon Wireless), the project has been site planned to attract long-term tenants with ample parking, connectivity, ease of access and abundant open space and landscaping. The site design and building placement has been arranged to pedestrian friendly both internally and along the perimeter of the site. The site utilizes buffers via open space and desert landscaping with the preservation of a Scenic Corridor along Shea Boulevard. The S-R zoning designation on the middle parcel was specially considered to allow for the medical office building to be located as far as possible away from the existing residential homes and buffer from the proposed C-1 district along Shea. The current request was the result of neighborhood meetings and extensive outreach efforts. Letters of support from the three adjacent homes are included with the application.

V. Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our

community and its quality of life.” The City has established a set of design principles, known as the Scottsdale’s Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. *The design character of any area should be enhanced and strengthened by new development.*

Response: The Property is surrounded by retail, office, multifamily residential, and single-family homes. The development plan has been designed to enhance and strengthen the adjacent uses. The retail/office along Shea will be appropriate with the other uses along Shea. The medical/office will provide a buffer between the retail/office and the single family residential to the south and west.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

Response: The proposed buildings will be limited to single story to maintain the established view corridors and respect the existing context.

3. *Development should be sensitive to existing topography and landscaping.*

Response: The current topography of the site is relatively flat and therefore will be maintained. The site plan has been designed to keep a similar grade. All landscaping materials is in conformance with City’s guidelines.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: The proposed development will include desert appropriate landscaping (as well as integration of native plants). Additional landscaping will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: Pedestrian circulation will be maintained and enhanced along the streetscape. New walkways and connectivity will be emphasized between buildings. A 70-ft. wide Scenic Corridor will be dedicated along Shea Boulevard including a public trail multi-use path.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: This development is immediately adjacent to a bus stop (southeast corner of 114th & Shea). The streetscape includes pedestrian sidewalks shaded with landscaping. The development is also intended to utilize bike racks to encourage non-motorized transportation. By locating this development near other commercial and residential uses, it may inherently reduce the number and distance of automobile trips and improve air quality, thereby enhancing the quality of life for the community. The proposed collection of uses results in a weekday daily trip reduction as compared to the approved zoning for the site decreasing from 585 to 496; a 15% reduction.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: Variation in massing, proportion, material contrast, and architectural detailing will be provided thereby establishing a natural hierarchy. This development provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate development and visual fluidity.

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: Context appropriate, arid-region plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement (see landscape plans).

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Response: The proposed development will maintain a low-water use plant palette (see landscape plan). Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern found along Shea Boulevard.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: Lighting is designed in a manner that is respectful of the surrounding context while maintaining safety for residents and visitors. See the lighting plan and cut sheet exhibit.

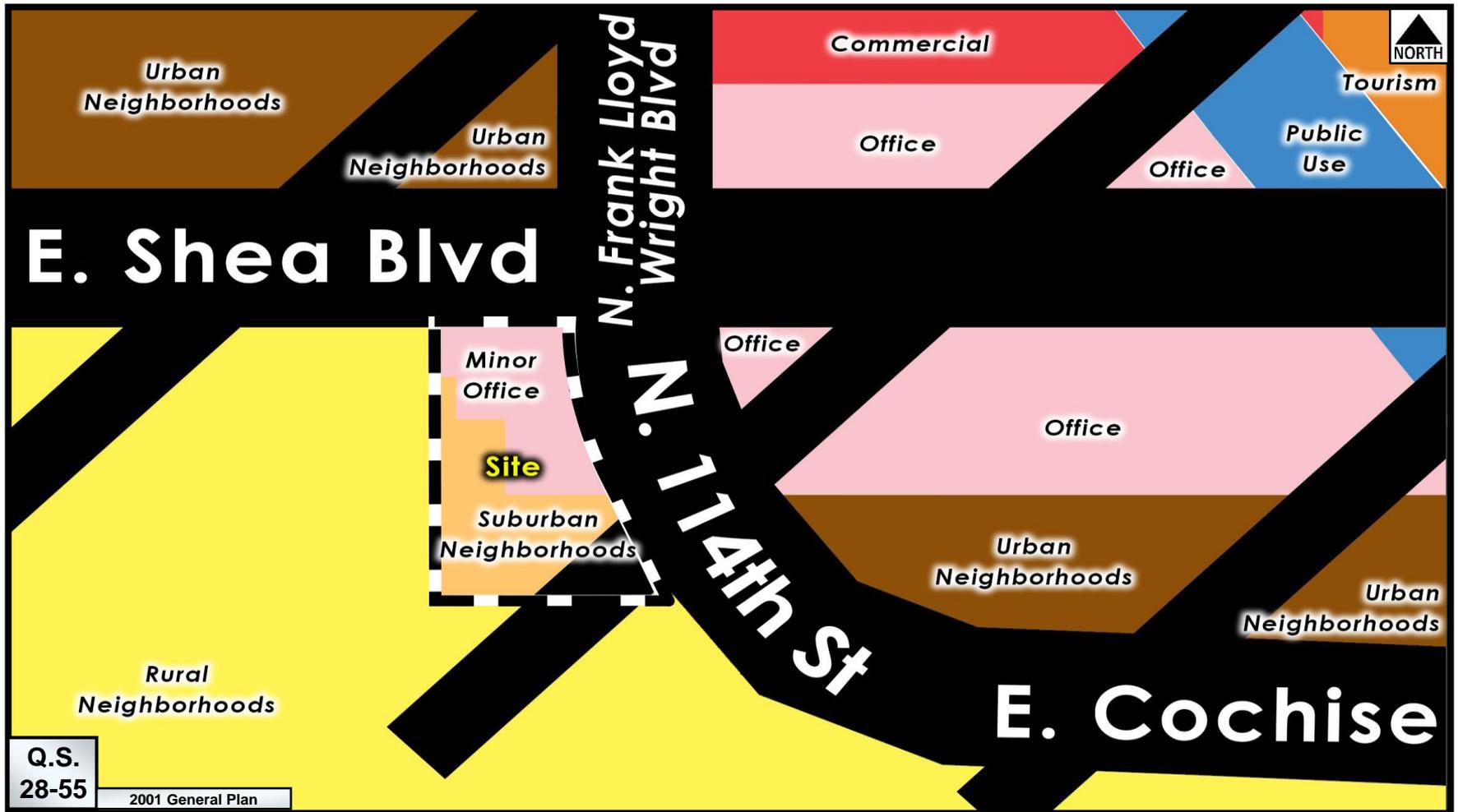
14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Response: Project identification will be contextually appropriate in conformance with City requirements and processed under a separate approval and permit process.

VI. Conclusion

The applicant is seeking a non-major GPA and rezoning on a 3.53 +/- gross acre site to create a development that includes both retail/office and medical/office uses at the southwest corner of 114th Street and Shea Boulevard. Development of this parcel will invigorate a vacant site along the Shea corridor and contribute to the live, work, play land use balance promoted by the General Plan and Shea Area Plan.

As the City confronts new challenges brought on by the COVID-19 pandemic, it has become more apparent that prioritizing economic vitality is crucial in securing economic stability and regaining economic prosperity. Incorporating retail and office spaces is essential to the success of the Shea Boulevard corridor and the City's overall economic health.

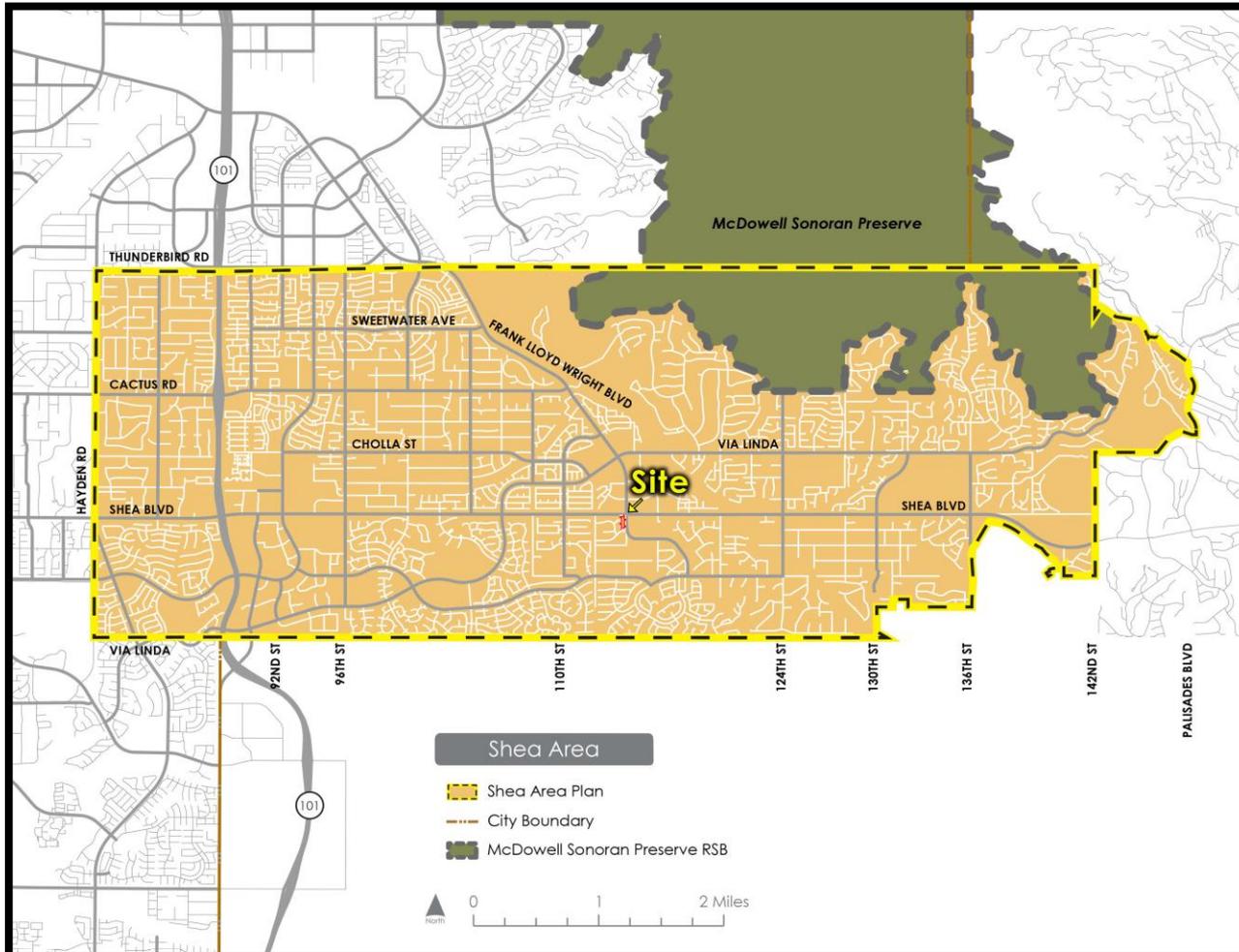


Q.S.
28-55

2001 General Plan

Existing General Plan Land Use
Minor Office and Suburban Neighborhoods

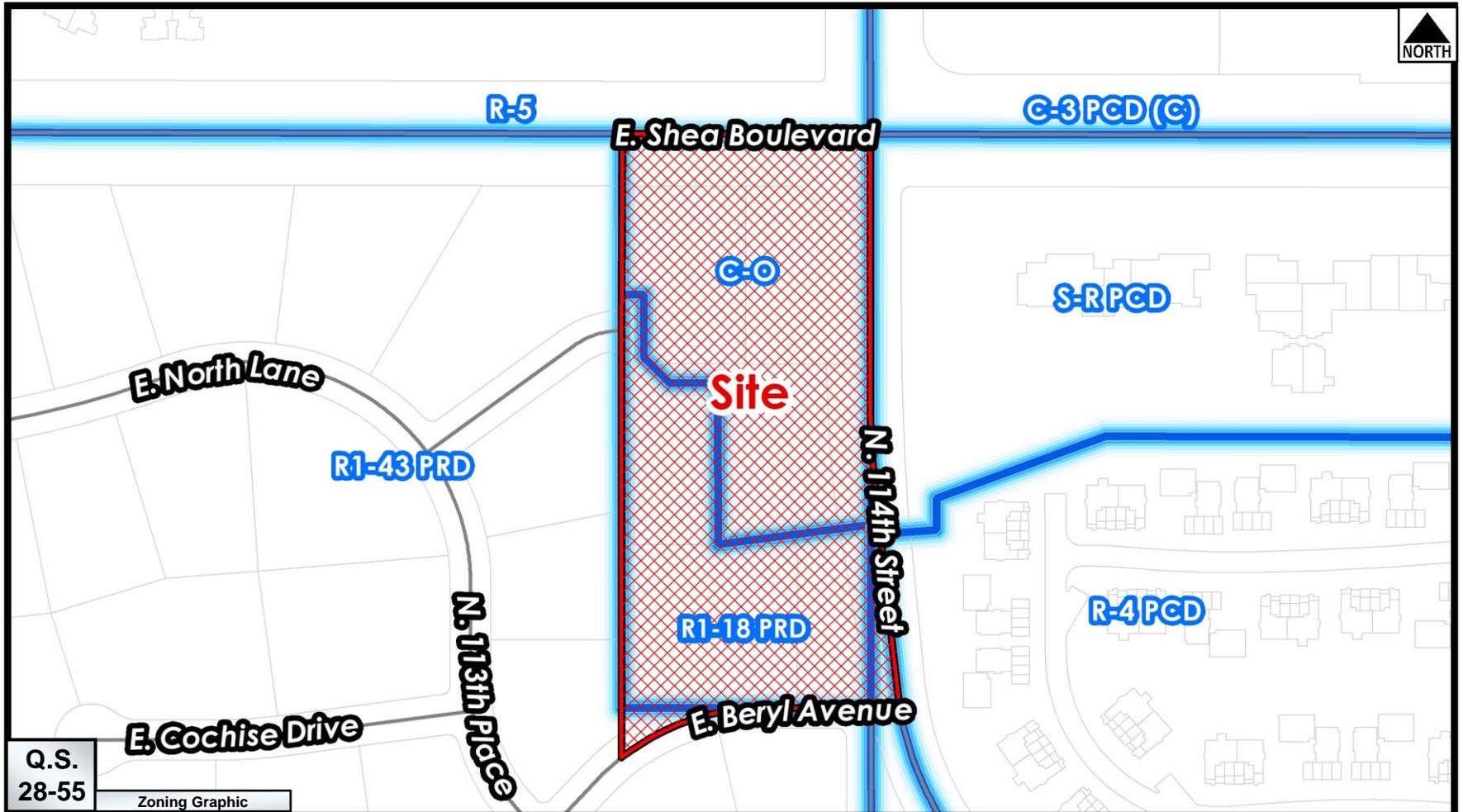
8-ZN-2020



Character Area Plan

8-ZN-2020

Attachment 7

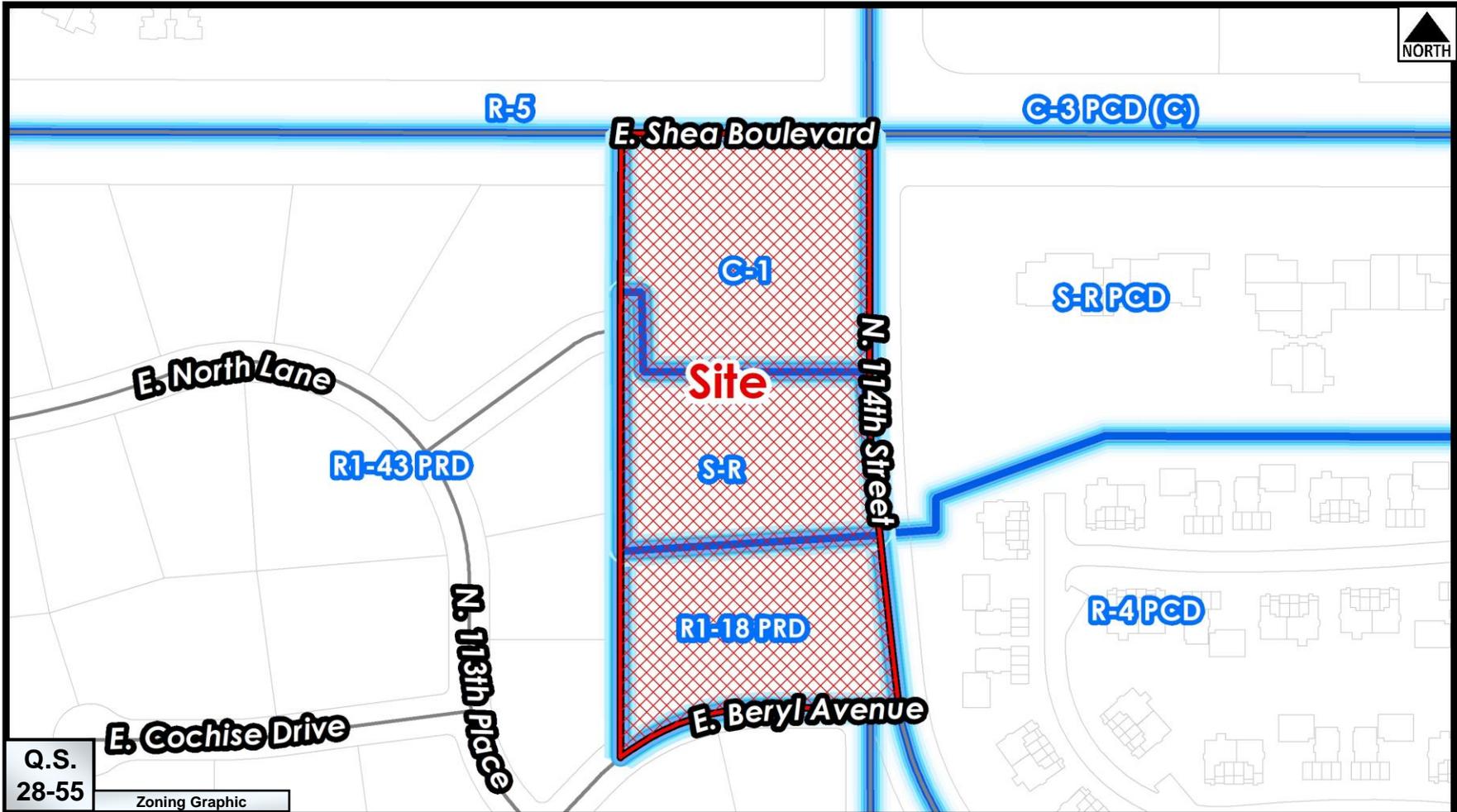


Q.S.
28-55

Zoning Graphic

Existing Zoning

8-ZN-2020



Q.S.
28-55

Zoning Graphic

Proposed Zoning

8-ZN-2020

Attachment 9

114TH STREET & SHEA

project consultants

owner:
 HAWKINS COMPANIES LLC.
 4700 S. MCCLINTOCK DR. #160
 TEMPE, ARIZONA 85282
 CONTACT: MARK MITCHELL
 PHONE: 480.223.8239
 EMAIL: mmitchell@hcollc.com

civil engineering:
 3 ENGINEERING
 6370 EAST THOMAS ROAD
 SCOTTSDALE, ARIZONA 85251
 CONTACT: DANIEL MANN
 PHONE: 602.334.4387
 EMAIL: dan@3engineering.com

landscape architecture:

DESIGN ETHIC, LLC
 7525 EAST 6TH AVENUE
 SCOTTSDALE, ARIZONA 85251
 PROJECT CONTACT: BRANDON PAUL
 PHONE: 480.225.7077

site data

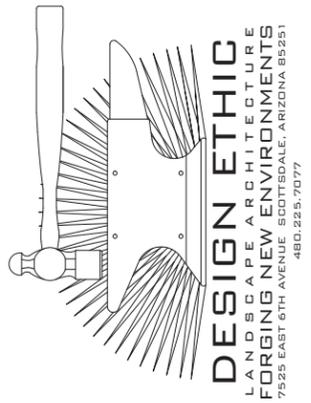
EXISTING ZONING: C-0 AND R1-18
 PROPOSED ZONING: C-1 (PAD A & B), S-R (PAD C) AND R-18
 NET AREA(TOTAL PARCEL): 3.8077 ACRES (165,864.90 S.F.)

sheet index

SHEET	TITLE
L.01	COVER SHEET & NOTES
L.02-L.03	PLANTING PLAN

city of scottsdale notes:

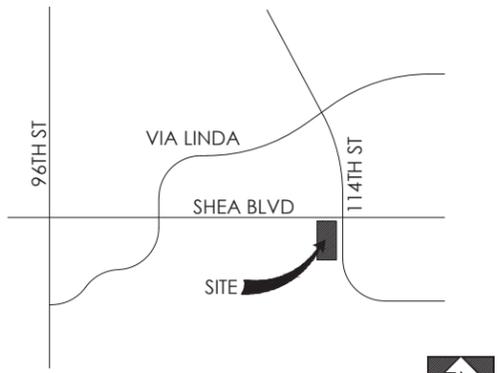
1. AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7" IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
2. A MINIMUM OF 50% OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100
3. A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL OR LESS THAN 4" SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
4. AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
5. NO TURF AREAS ARE TO BE PROVIDED.
6. RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
7. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
8. PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OF MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
9. NO LIGHTING IS PROPOSED WITH THIS SUBMITTAL.
10. THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS ARE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
11. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
12. NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.



PROJECT: 114TH & SHEA RETAIL
 SWC 114TH & SHEA BLVD
 SCOTTSDALE, AZ 85259
 SHEET TITLE: COVER SHEET & NOTES

LANDSCAPE PLAN APPROVED CITY OF SCOTTSDALE		
CASE NUMBER	APPROVED BY	DATE
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A C OF O UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.		

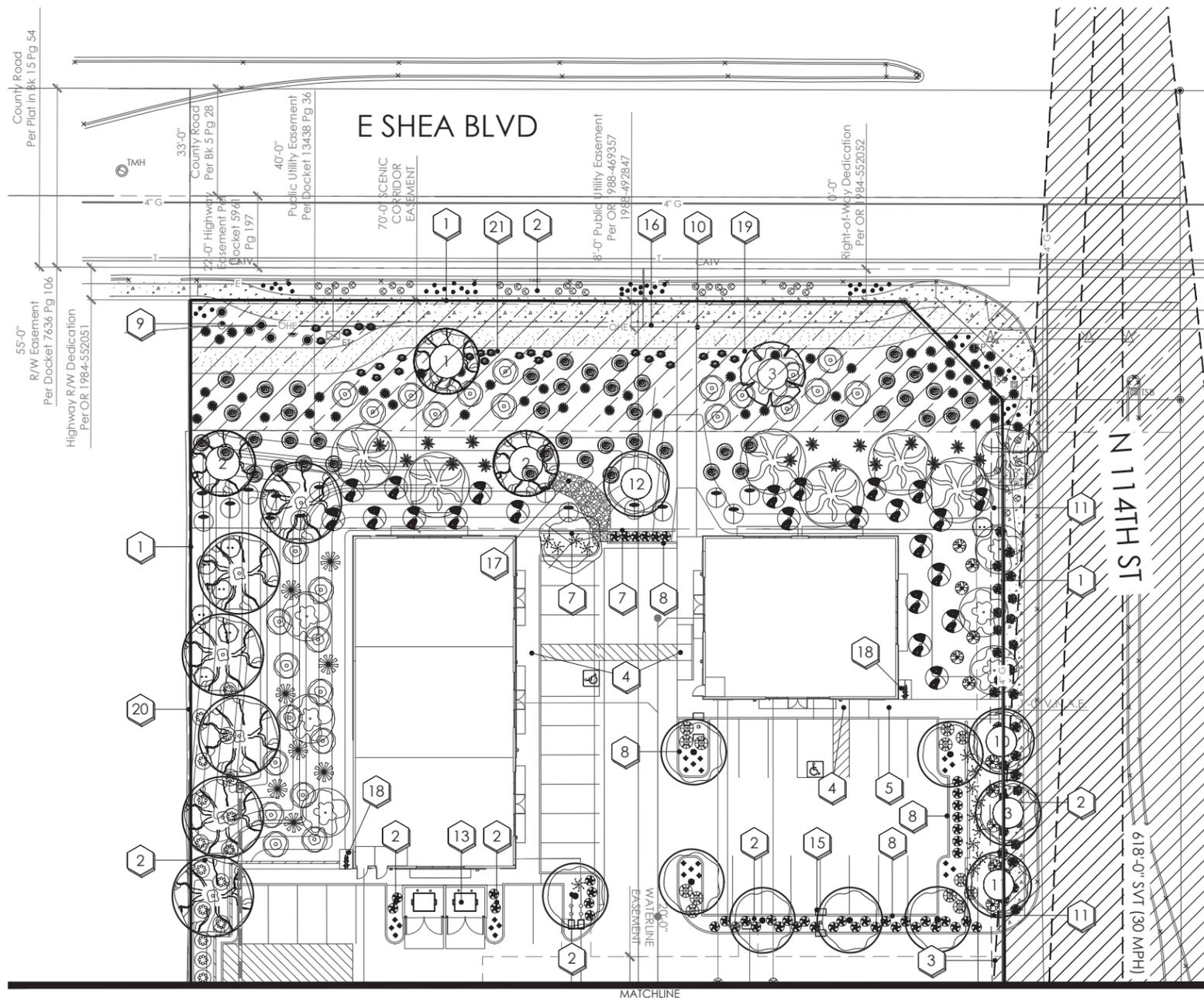
ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.



vicinity map



JOB NO: 20-033
 DATE: 12.22.2020
 DRAWN BY: BTP
 SUBMITTED: -
 SET:



planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SITE VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 4 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 5 5'-6" SIDEWALK.
- 6 EXISTING TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.
- 7 3'-0" HEIGHT SCREEN WALL. SEE SITE PLANS.
- 8 CURB. SEE CIVIL ENG. PLANS.
- 9 EXISTING POWER POLE.
- 10 OVER HEAD ELECTRIC LINE(O.H.E.) . .
- 11 P.U.E. SEE CIVIL ENG. PLANS.
- 12 SITE LIGHTING. SEE ARCH. PLANS.
- 13 TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.
- 14 FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL
- 15 SITE LIGHTING. SEE SITE PLAN.
- 16 8'-0" WIDE SIDEWALK & 8'-0" WIDE MULTI USE PATH
- 17 RIP RAP. SEE CIVIL ENG. PLANS.
- 18 BICYCLE PARKING.
- 19 ADA PATH TO SHEA BLVD.
- 20 6'-0" HEIGHT CMU WALL
- 21 PLANTING DESIGN PER APS GUIDELINES

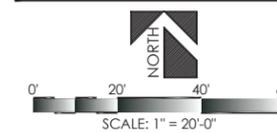
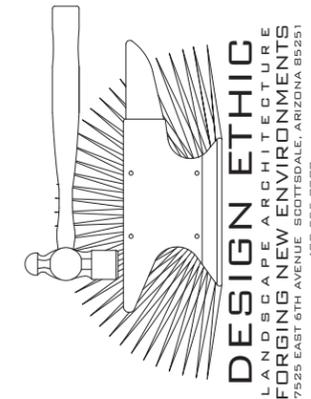
salvaged plant legend

botanical name	common name	size	qty
remain in place trees			
PARKINSONIA FLORIDUM	BLUE PALO VERDE	SIZE VARIES	1 SEE SALVAGE PLAN
PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE	SIZE VARIES	2 SEE SALVAGE PLAN
salvaged trees			
CELTIS PALLIDA	DESERT HACKBERRY	SIZE VARIES	1 SEE SALVAGE PLAN
PARKINSONIA FLORIDUM	BLUE PALO VERDE	SIZE VARIES	3 SEE SALVAGE PLAN

plant legend

botanical name	common name	size	qty
trees			
PARKINSONIA FLORIDUM	BLUE PALO VERDE	(5 @ 1.0 GPH)	24" BOX 7
PARKINSONIA PRAECOX	PALO BREA	(5 @ 1.0 GPH)	24" BOX 1
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	(5 @ 1.0 GPH)	24" BOX 13
PROSOPIS SEEDLESS HYBRID 'AZITM'	'AZITM' SEEDLESS HYBRID MESQUITE	(5 @ 1.0 GPH)	24" BOX 25
PARKINSONIA HYBRID 'AZT'	'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX 20
shrubs			
BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL 40
BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL 27
CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER	(1 @ 1.0 GPH)	5 GAL 49
CORDIA PARVIFOLIA	LITTLELEAF CORDIA	(1 @ 1.0 GPH)	5 GAL 24
ENCELIA FARINOSA	BRITTLEBUSH	(1 @ 1.0 GPH)	5 GAL 45
LARREA TRIDENTATA	CREOSOTE	(1 @ 1.0 GPH)	5 GAL 23
LEUCOPHYLLUM LANGMANIAE	'LYNN'S LEGACY' LEUCOPHYLLUM	(1 @ 1.0 GPH)	5 GAL 10
SIMMONDSIA CHINENSIS	JOJOBA	(1 @ 1.0 GPH)	5 GAL 15
accents			
AGAVE AMERICANA	CENTURY PLANT	(1 @ 1.0 GPH)	5 GAL 16
ALOE BARBADENSIS	ALOE VERA	(1 @ 1.0 GPH)	5 GAL 47
ALOE X. BLUE ELF	BLUE ELF ALOE	(1 @ 1.0 GPH)	5 GAL 81
DASYLIRION WHEELERI	DESERT SPOON	(1 @ 1.0 GPH)	5 GAL 17
EUPHORBIA RIGIDA	GOPHER PLANT	(1 @ 1.0 GPH)	5 GAL 6
FOUQUIERIA SPLENDENS	OCOTILLO	(1 @ 1.0 GPH)	5 GAL 5
HESPERALOE PARVIFLORA	'PERPA' BRAKELIGHTS RED YUCCA	(1 @ 1.0 GPH)	5 GAL 51
HESPERALOE FUNIFERA	GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL 23
MUHLENBERGIA CAPILLARIS	REGAL MIST	(1 @ 1.0 GPH)	5 GAL 21
MUHLENBERGIA RIGIDA	NASHVILLE DEER GRASS	(1 @ 1.0 GPH)	5 GAL 26
PORTULACARIA AFRA	ELEPHANTS FOOD	(1 @ 1.0 GPH)	5 GAL 43
OPUNTIA SANTA-RITA	PURPLE PRICKLY PEAR	(1 @ 1.0 GPH)	5 GAL 28
YUCCA BACCATA	BANANA YUCCA	(1 @ 1.0 GPH)	5 GAL 15
YUCCA PALLIDA	PALE LEAF YUCCA	(1 @ 1.0 GPH)	5 GAL 60
groundcover			
AMBROSIA DELTOIDEA	BURSAGE	(1 @ 1.0 GPH)	5 GAL 36
BAILEYA MULTIRADIATA	DESERT MARIGOLD	(1 @ 1.0 GPH)	5 GAL 53
MYOPORUM PARVIFOLIUM	MYOPORUM	(1 @ 1.0 GPH)	5 GAL 69
inerts			
1/2" MADISON GOLD GRANITE	1/2" MINUS	-	S.F.

LANDSCAPE IN THIS AREA AS REQUIRED PER UTILITY COMPANY FOR AREAS WITHIN UTILITY EASEMENT

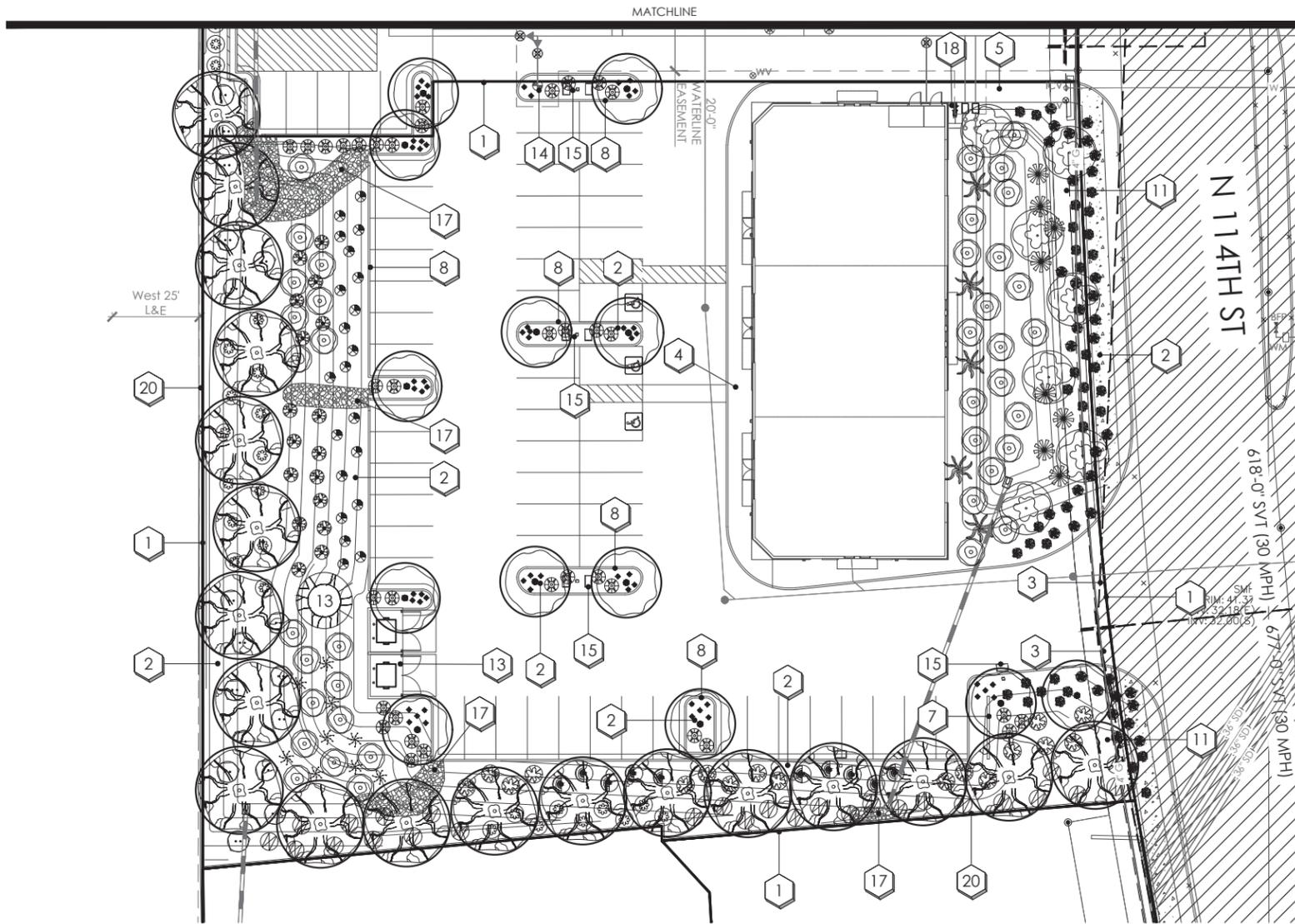


CALL TWO WORKING DAYS BEFORE YOU DIG
 602-263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

PROJECT:
 114TH & SHEA RETAIL
 SWC 114TH & SHEA BLVD
 SCOTTSDALE, AZ 85259

SHEET TITLE:
 PLANTING PLAN

JOB NO: 20-033
 DATE: 12.22.2020
 DRAWN BY: BTP
 SUBMITTED: -
 SET: -



planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SITE VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 4 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 5 5'-6" SIDEWALK.
- 6 EXISTING TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.
- 7 3'-0" HEIGHT SCREEN WALL. SEE SITE PLANS.
- 8 CURB. SEE CIVIL ENG. PLANS.
- 9 EXISTING POWER POLE.
- 10 OVER HEAD ELECTRIC LINE(O.H.E.) . .
- 11 P.U.E. SEE CIVIL ENG. PLANS.
- 12 SITE LIGHTING. SEE ARCH. PLANS.
- 13 TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.
- 14 FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL
- 15 SITE LIGHTING. SEE SITE PLAN.
- 16 8'-0" WIDE SIDEWALK & 8'-0" WIDE MULTI USE PATH
- 17 RIP RAP. SEE CIVIL ENG. PLANS.
- 18 BICYCLE PARKING.
- 19 ADA PATH TO SHEA BLVD.
- 20 6'-0" HEIGHT CMU WALL
- 21 PLANTING DESIGN PER APS GUIDELINES

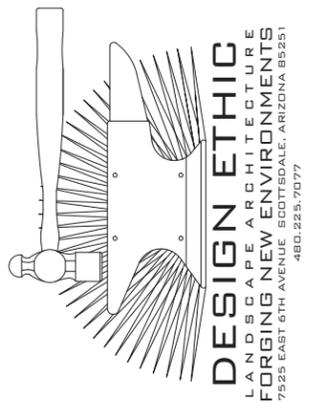
salvaged plant legend

botanical name	common name	size	qty
remain in place trees			
PARKINSONIA FLORIDUM	BLUE PALO VERDE	SIZE VARIES	1
PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE	SIZE VARIES	2
salvaged trees			
CELTIS PALLIDA	DESERT HACKBERRY	SIZE VARIES	1
PARKINSONIA FLORIDUM	BLUE PALO VERDE	SIZE VARIES	3

plant legend

botanical name	common name	size	qty
trees			
PARKINSONIA FLORIDUM	BLUE PALO VERDE	(5 @ 24" 1.0 GPH) BOX	7
PARKINSONIA PRAECOX	PALO BREA	(5 @ 24" 1.0 GPH) BOX	1
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	(5 @ 24" 1.0 GPH) BOX	13
PROSOPIS SEEDLESS	HYBRID 'AZITM'	(5 @ 24" 1.0 GPH) BOX	25
PROSOPIS SEEDLESS	HYBRID 'AZITM'	(5 @ 24" 1.0 GPH) BOX	25
PARKINSONIA HYBRID 'AZT'	'AZT' THORNLESS PALO VERDE	(5 @ 24" 1.0 GPH) BOX	20
shrubs			
BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	(1 @ 5 GAL 1.0 GPH)	40
BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA	(1 @ 5 GAL 1.0 GPH)	27
CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER	(1 @ 5 GAL 1.0 GPH)	49
CORDIA PARVIFOLIA	LITTLELEAF CORDIA	(1 @ 5 GAL 1.0 GPH)	24
ENCELIA FARINOSA	BRITTLEBUSH	(1 @ 5 GAL 1.0 GPH)	45
LARREA TRIDENTATA	CREOSOTE	(1 @ 5 GAL 1.0 GPH)	23
LEUCOPHYLLUM LANGMANIAE	'LYNN'S LEGACY'	(1 @ 5 GAL 1.0 GPH)	10
LEUCOPHYLLUM	'LYNN'S LEGACY'	(1 @ 5 GAL 1.0 GPH)	10
SIMMONDSIA CHINENSIS	JOJOBA	(1 @ 5 GAL 1.0 GPH)	15
accents			
AGAVE AMERICANA	CENTURY PLANT	(1 @ 5 GAL 1.0 GPH)	16
ALOE BARBADENSIS	ALOE VERA	(1 @ 5 GAL 1.0 GPH)	47
ALOE X. BLUE ELF	BLUE ELF ALOE	(1 @ 5 GAL 1.0 GPH)	81
DASYLIRION WHEELERI	DESERT SPOON	(1 @ 5 GAL 1.0 GPH)	17
EUPHORBIA RIGIDA	GOPHER PLANT	(1 @ 5 GAL 1.0 GPH)	6
FOUQUIERIA SPLENDENS	OCOTILLO	(1 @ 5 GAL 1.0 GPH)	5
HESPERALOE PARVIFLORA	'PERPA'	(1 @ 5 GAL 1.0 GPH)	51
HESPERALOE PARVIFLORA	BRAKELIGHTS RED YUCCA	(1 @ 5 GAL 1.0 GPH)	51
HESPERALOE FUNIFERA	GIANT HESPERALOE	(1 @ 5 GAL 1.0 GPH)	23
MUHLENBERGIA CAPILLARIS	REGAL MIST	(1 @ 5 GAL 1.0 GPH)	21
MUHLENBERGIA RIGIDA	NASHVILLE DEER GRASS	(1 @ 5 GAL 1.0 GPH)	26
PORTULACARIA AFRA	ELEPHANTS FOOD	(1 @ 5 GAL 1.0 GPH)	43
OPUNTIA SANTA-RITA	PURPLE PRICKLY PEAR	(1 @ 5 GAL 1.0 GPH)	28
YUCCA BACCATA	BANANA YUCCA	(1 @ 5 GAL 1.0 GPH)	15
YUCCA PALLIDA	PALE LEAF YUCCA	(1 @ 5 GAL 1.0 GPH)	60
groundcover			
AMBROSIA DELTOIDEA	BURSAGE	(1 @ 5 GAL 1.0 GPH)	36
BAILEYA MULTIRADIATA	DESERT MARIGOLD	(1 @ 5 GAL 1.0 GPH)	53
MYOPORUM PARVIFOLIUM	MYOPORUM	(1 @ 5 GAL 1.0 GPH)	69
inerts			
1/2" MADISON GOLD GRANITE	1/2" MINUS	-	S.F.

LANDSCAPE IN THIS AREA AS REQUIRED PER UTILITY COMPANY FOR AREAS WITHIN UTILITY EASEMENT



LANDSCAPE ARCHITECTURE
 PROFESSIONAL SEAL
 ARIZONA U.S.A.
 SCALE: 1" = 20'-0"
 CALL TWO WORKING DAYS BEFORE YOU DIG
 602-263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

PROJECT: 114TH & SHEA RETAIL
 SWC 114TH & SHEA BLVD
 SCOTTSDALE, AZ 85259
 SHEET TITLE: PLANTING PLAN

JOB NO: 20-033
 DATE: 12.22.2020
 DRAWN BY: BTP
 SUBMITTED: -
 SET: -



1. INTRODUCTION AND EXECUTIVE SUMMARY

1.1. PURPOSE OF REPORT AND STUDY OBJECTIVES

Lōkahi, LLC (Lōkahi) was retained by Hawkins Companies to complete a Traffic Impact & Mitigation Analysis for the proposed 114th Street and Shea Boulevard development. The development is located at the southwest corner of 114th Street/Frank Lloyd Wright Boulevard and Shea Boulevard in Scottsdale, Arizona.

The objective of this Traffic Impact & Mitigation Analysis is to analyze the traffic related impacts of the proposed development to the adjacent roadway network. See **Figure 1** for the vicinity map.

The proposed site will be comprised of three (3) buildings, totaling approximately 15,336 square feet (SF) of leasable area. Approximately 8,100 square feet is anticipated to be utilized for retail use, while the remaining 7,236 square feet is anticipated for medical or general office use.

1.2. EXECUTIVE SUMMARY

This report presents the analyses and the results of a traffic study prepared for the proposed 114th Street and Shea Boulevard development that will be located on the southwest corner of 114th Street/Frank Lloyd Wright Boulevard and Shea Boulevard. The proposed development will be comprised of 8,100 square feet (SF) of retail space and 7,236 square feet of medical/general office space.

This Traffic Impact and Mitigation Analysis includes:

- Level of service analysis of existing conditions for the weekday AM and PM peak hours
- Crash Analysis
- Trip Generation for the existing and proposed development
- Trip Generation for the prior approved development and the proposed development
- Trip Generation comparison for the previously approved development with the proposed development
- Level of service analysis for the no build and build capacity analysis with the buildout of development (Year 2021) weekday AM and PM peak hours

The following are the three (3) intersections included in this study:

- 114th Street/Frank Lloyd Wright Boulevard and Shea Boulevard (1)
- 114th Street and Driveway B/Mirage Crossing Driveway (2)
- 114th Street and Driveway A (3)





Existing Capacity Analysis

The AM and PM peak hour existing conditions capacity analysis were completed for the two (2) existing study intersections. All movements operate at a LOS D or better with the exception of the following intersection:

114th Street/Frank Lloyd Wright Boulevard and Shea Boulevard (1) – Signalized

- EB left AM and PM peak hours operate at LOS E
- NB left AM and PM peak hours operate at LOS E
- NB shared through-right AM and PM peak hours operate at LOS E
- SB left AM and PM peak hours operate at LOS F, and LOS E, respectively

Trip Generation

Previously Approved Development

In 2007 there was a prior site plan that was approved for the proposed site. The prior site included a 5,250 (SF) bank and a 5,200 (SF) office building.

Trip Generation – Prior Approved Development

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Drive-in Bank	912	5.25	1000 SF GFA	525	50	29	21	107	54	53
General Office Building	710	5.2	1000 SF GFA	60	31	27	4	7	1	6
Total				585	81	56	25	114	55	59

The previously approved development is anticipated to generate 585 weekday trips, with 81 trips occurring during the AM peak hour and 114 trips during the PM peak hour.

Proposed Development

The proposed development will be comprised of 8,100 square feet (SF) of retail space and 7,236 square feet of medical/general office space. For the purposes of this report, the medical/general office building is assumed to be occupied entirely by medical office uses.

Trip Generation – Proposed Development

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Shopping Center	820	8.1	1000 SF GLA	306	8	5	3	31	15	16
Medical-Dental Office Building	720	7.236	1000 SF GFA	190	22	17	5	27	8	19
Total				496	30	22	8	58	23	35





The proposed development is anticipated to generate 496 weekday trips, with 30 trips occurring during the AM peak hour and 58 trips during the PM peak hour.

Trip Generation Comparison

The build out of the proposed development requires a minor general plan amendment. A comparison between the trips generated by the prior approved development and the proposed development was calculated.

Trip Generation – Comparison

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Drive-in Bank	912	5.25	1000 SF GFA	525	50	29	21	107	54	53
General Office Building	710	5.2	1000 SF GFA	60	31	27	4	7	1	6
Previously Approved Development - Total				585	81	56	25	114	55	59
Shopping Center	820	8.1	1000 SF GLA	306	8	5	3	31	15	16
Medical-Dental Office Building	720	7.236	1000 SF GFA	190	22	17	5	27	8	19
Proposed Development - Total				496	30	22	8	58	23	35
Difference				-89	-51	-34	-17	-56	-32	-24

The build out of the proposed development is anticipated to generate 89 fewer weekday trips, 51 fewer trips during the AM peak hour, and 56 fewer trips during the PM peak hour, when compared with the prior approved development.

Year 2021

Year 2021 analyses was completed with and without the build out of the proposed development. An annual growth rate of 1.2% was applied to the existing traffic volumes.

A capacity analysis was completed for both the AM and PM peak hours for year 2021, with and without the build out of the proposed development. All movements are maintained at the existing level of service without the build out of the proposed development.

All movements operate at a LOS D or better or are maintained at the no build level of service with the build out of the proposed development.

Recommendations

The recommendations with the build out of the proposed development include:

- **114th Street and Driveway B (2)**
Buildout of full access driveway, approximately 350 feet south of Shea Boulevard





- **114th Street and Driveway A (3)**

Buildout of right-in/right-out driveway, approximately 215 feet south of Shea Boulevard

As with any new development and potential change in traffic patterns, the following is recommended:

- **Monitor and Adjust Signal Timing**

Monitor traffic patterns in the area and if necessary, adjust nearby signal timing



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

114th Street and Shea

July 27, 2021

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendments from C-O to C-1 on the northern 1.97+/- acres, R1-18 PRD to S-R on the western .67+/- acres, and C-O to S-R on the eastern .89+/- acres of the site located at the southwest corner of 114th Street and Shea. This request will also include a non-major General Plan Amendment from the Office land use designation to the Commercial land use designation on the northern 1.97+/- acres of the site. The remaining 1.48+/- acres of the vacant property will remain R1-18 PRD and are not part of this application. The proposed project would result in a mix of uses consisting of compatible, low-scale retail/office uses on the northern portion of the property and residential on the south. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings, door-to-door outreach, and small group meetings since May 2019. Originally, the outreach team visited **over 350 residential neighbors** in the immediate area to get feedback on **multiple development options** for this site. After receiving feedback from these neighbors, the development team moved forward with their current plan that most neighbors felt was most appropriate for this site. Members of the outreach team will continue to be available to meet with any neighbors who wish

Attachment 12

to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification **EXCEEDED** the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open Houses that was held on August 13, 2019 at Mountainside Middle School for those who wished to learn more about the project. The site and time were posted on an Early Notification Sign on the property.

6 interested people (see attached sign-in sheets) attended the Open House. Most of the attendees were generally supportive of the project. A couple of questions arose about height, retail uses, and vehicular access. Two neighbors that live directly next to the site had questions about the public right of way. The development team followed up with them to answer their questions. All other questions were addressed at the Open House.

As a result of input from the directly adjacent neighbors and the City, the site plan was revised to accommodate mutual concerns. The outreach team mailed an additional letter via first class mail on May 12, 2020 to the surrounding property owners to update them on the changes. This notification contained information about the project, as well as contact information for those who wished to provide additional feedback.

On June 10, 2021, a third neighborhood open house was held virtually to update neighbors on the changes to the proposal and to gather additional input. Neighbors were noticed via first class mail regarding the Open House. The distribution of this notification **EXCEEDED** the City's 750' required radius. In addition, the website and its accessibility date/time were posted on the Early Notification Sign on the property. The website which contained detailed project modification descriptions and visuals was available from Wednesday, June 9 through Sunday, June 13th. There were fifty- one views of the online website. Both the notification letter and the website provided an opportunity for neighbors to provide comments or ask questions by phone or email. The Development Team received one phone call from a neighbor who resides next door to the site, expressing his support for the project.

The outreach team is continuing to work with neighbors who have comments or questions and will have updated input prior to public hearings. A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter

Notification List

Affidavit of Posting

Sign-in sheets

Additional Notification Letters



May 19, 2021

Dear Neighbor:

Dating back to Summer 2019, representatives of Hawkins Companies conducted door-to-door outreach gathering feedback from area neighbors as to their preference between a Charter School (please see the attached 2019 proposed Charter School plan) or a C-1 Neighborhood Retail/Residential development on the vacant land located at the southwest corner of 114th Street and Shea Boulevard. Subsequently and based upon that feedback, Hawkins held a neighborhood Open House on August 13th, 2019 to discuss the proposed C-1 Neighborhood Retail/Residential plan in further detail; additional constructive comments to the development plan were received and incorporated.

Resulting from that initial input and continued conversations with neighbors and City Staff, Hawkins is moving forward with a request that results in a mix of uses consisting of compatible, low-impact retail/office/medical uses on the northern portion of the property with residential to the south (please see the attached 2021 submittal site plan). In our continual efforts to keep neighbors informed and receive feedback on our proposal, we are holding an additional neighborhood Open House.

The formal zoning request (8-ZN-2020 & 5-GP-2020) is for Zoning District Map Amendments from C-O to C-1 on the northern 1.97+/- acres, R1-18 PRD to S-R on the western .67+/- acres, and C-O to S-R on the eastern .89+/- acres of the site located at the southwest corner of 114th Street and Shea. This request will include a non-major General Plan Amendment from the Office land use designation to the Commercial land use designation on the northern 1.97+/- acres of the site. The remaining 1.48+/- acres of the vacant property will remain R1-18 PRD (two single family lots) and the application includes amended development standards for the eastern lot.

In accordance with current City of Scottsdale public safety procedures during the COVID-19 crisis, we will be hosting this Open House virtually. Just as if it were an in person Open House, the virtual format will facilitate individual public questions and comments. The web link www.technicalsolutionnaz.com/open-house.html will be accessible on ____, June __, 2021. The project team will be available on June __, 2021 from 4:30 PM to 6 PM to respond to questions or comments. Please feel free to call (602) 957-3434 or email info@technicalsolutionnaz.com during that time to talk to the project team.

If you are unable to access the Virtual Open House online, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionnaz.com and we will be happy to provide you information about the proposal. The City of Scottsdale Project Coordinator for the project is Bryan Cluff, who can be reached at 480-312-2258 or BCluff@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Hawkins Companies, LLC



May 11, 2020

Dear Neighbor:

As you might remember, representatives of Hawkins Companies have had numerous discussions with surrounding neighbors and held a neighborhood open house to discuss plans for the development of the vacant land located at the southwest corner of 114th Street and Shea Boulevard. Based on that input and continued conversations with neighbors and City Staff, we are now moving forward with a request (643-PA-2018) for a Zoning District Map Amendments from C-O to C-1 on the northern 1.97+/- acres, R1-18 PRD to S-R on the western .67+/- acres, and C-O to S-R on the eastern .89+/- acres of the site located at the southwest corner of 114th Street and Shea. This request will also include a non-major General Plan Amendment from the Office land use designation to the Commercial land use designation on the northern 1.97+/- acres of the site. The remaining 1.48+/- acres of the vacant property will remain R1-18 PRD and are not part of this application.

The proposed project would result in a mix of uses consisting of compatible, low-scale retail/office uses on the northern portion of the property and residential on the south. (please see the attached conceptual site plan).

You will be contacted by the City of Scottsdale in the future when Public Hearings are scheduled.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Bryan Cluff, who can be reached at 480-312-2258 or BCluff@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Hawkins Companies, LLC

Cluff, Bryan

To: Schilling, Bethany
Subject: RE: Case 5-GP-2020 and 8-ZN-2020

From: Brooke Waldron <brooke.mackenzie1@yahoo.com>
Sent: Monday, June 14, 2021 4:36 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Case 5-GP-2020 and 8-ZN-2020

⚠ External Email: Please use caution if opening links or attachments!

June 14, 2021

Mayor and City Council

Via Email: CityCouncil@ScottsdaleAZ.gov

Members City of Scottsdale

3939 N Drinkwater

Scottsdale, AZ 85251

RE: Case 5-GP-2020 and 8-ZN-2020

Dear Mayor and Council:

As a resident of Scottsdale, I feel it is my duty to encourage you to support the Hawkins proposal for neighborhood retail and companion residential lots for the corner of 114th Street and Shea. This is a great way to provide necessary services for the area as well as buffer the existing residential neighborhood.

Please vote in support of this exciting project. I look forward to seeing this project completed.

Sincerely,

Brooke Waldron

Attachment 13

Cluff, Bryan

To: Schilling, Bethany
Subject: RE: Shea

From: Alison Zeper <alisonzep@gmail.com>
Sent: Tuesday, June 15, 2021 8:50 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Shea

⚠ External Email: Please use caution if opening links or attachments!

June 14, 2021

Mayor and City Council Via Email: CityCouncil@ScottsdaleAZ.gov
Members City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Dear Mayor and Council:

I am writing to express my support for the proposal by Hawkins Companies for the corner of 114th Street and Shea. I have been a resident of Scottsdale for many years and live near 114th & Shea driving through the intersection daily.

I would have loved a gas station on this corner but support the neighborhood retail and companion residential lots. This lot has sat vacant and a development benefiting the community is overdue. I look forward to this project and the additional benefits it will provide.

Please vote yes for case 5-GP-2020 and 8-ZN-2020.

Sincerely,

Ali Cocco
9764 N 116th St
Scottsdale AZ 85259

Cluff, Bryan

To: Schilling, Bethany
Subject: RE: Case 5-GP-2020 and 8-ZN-2020

From: Mark Coccaro <mark.coccaro@gmail.com>
Sent: Tuesday, June 15, 2021 3:02 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Case 5-GP-2020 and 8-ZN-2020

⚠ External Email: Please use caution if opening links or attachments!

June 15, 2021

Mayor and City Council
Members City of Scottsdale
3939 N Drinkwater
Scottsdale, AZ 85251

Via Email: CityCouncil@ScottsdaleAZ.gov

RE: Case 5-GP-2020 and 8-ZN-2020

Dear Mayor and Council:

As a long-time resident of Scottsdale, I am writing to express my full support for the neighborhood retail and companion residential lots proposal by Hawkins Companies for the corner of 114th Street and Shea.

I am one of many residents who drive through the 114th Street & Shea intersection each morning and evening as part of my daily commute. I have always been curious as to why this land has remained undeveloped. While I would have preferred a gas station, I thoroughly support this proposed development rather than a dirt lot remaining there any longer. I look forward to seeing this project completed and the benefits it will bring to commuters and neighbors.

I urge you to vote in favor of this project.

Sincerely,

Mark Coccaro
9764 N 116th St
Scottsdale AZ 85259

Best Wishes,

Mark A. Coccaro

Mark A. Coccaro
Mark.Coccaro@gmail.com
[\(602\) 882-6275](tel:(602)882-6275)

Cluff, Bryan

To: Schilling, Bethany
Subject: RE: Case 5-GP-2020 and 8-ZN-2020

From: Tucker Mackenzie <tucker.mackenzie@gmail.com>
Sent: Monday, June 14, 2021 3:43 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Case 5-GP-2020 and 8-ZN-2020

⚠ External Email: Please use caution if opening links or attachments!

Dear Mayor and Council:

As a resident of Scottsdale, I feel it is my duty to encourage you to support the Hawkins proposal for neighborhood retail and companion residential lots for the corner of 114th Street and Shea. This is a great way to provide necessary services for the area as well as buffer the existing residential neighborhood.

Please vote in support of this exciting project. I look forward to seeing this project completed.

Sincerely,

Tucker Mackenzie

Cluff, Bryan

To: Schilling, Bethany
Subject: RE: Vote for 5-GP-2020 and 8-ZN-2020

From: Cobey Hendren <cobey.hendren@outlook.com>
Sent: Monday, June 14, 2021 2:14 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Vote for 5-GP-2020 and 8-ZN-2020

⚠ External Email: Please use caution if opening links or attachments!

"As a resident of Scottsdale, I strongly urge you to support the Hawkins proposal for neighborhood retail and companion residential lots for the corner of 114th Street and Shea. This is a great way to provide necessary services for the area as well as buffer the existing residential neighborhood."

Please vote yes for case 5-GP-2020 and 8-ZN-2020

Cobey Hendren
Scottsdale resident

Cluff, Bryan

To: Schilling, Bethany
Subject: RE: Case 5-GP-2020 and 8-ZN-2020

From: Matt Rinzler <mrinzler@insightland.com>
Sent: Monday, June 14, 2021 1:57 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Case 5-GP-2020 and 8-ZN-2020

⚠ External Email: Please use caution if opening links or attachments!

As a resident of Scottsdale, I strongly urge you to support the Hawkins proposal for neighborhood retail and companion residential lots for the corner of 114th Street and Shea. This is a great way to provide necessary services for the area as well as buffer the existing residential neighborhood.

Please vote yes for case 5-GP-2020 and 8-ZN-2020

Cluff, Bryan

To: Schilling, Bethany
Subject: RE: Case 5-GP-2020 and 8-ZN-2020

From: Ben Erlich <erlich.benjamins@gmail.com>
Sent: Monday, June 14, 2021 10:04 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Case 5-GP-2020 and 8-ZN-2020

⚠ External Email: Please use caution if opening links or attachments!

To whom it may concern,

As a resident of Scottsdale, I strongly urge you to support the Hawkins proposal for neighborhood retail and companion residential lots for the corner of 114th Street and Shea. This is a great way to provide necessary services for the area as well as buffer the existing residential neighborhood.

Best Regards,

Ben

Cluff, Bryan

To: Schilling, Bethany
Subject: RE: Case 5-GP-2020 and 8-ZN-2020

From: Tim Gunnink <gunnink@hotmail.com>
Sent: Saturday, June 12, 2021 5:14 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Case 5-GP-2020 and 8-ZN-2020

⚠ External Email: Please use caution if opening links or attachments!

As a resident of Scottsdale, I strongly urge you to support the Hawkins proposal for neighborhood retail and companion residential lots for the corner of 114th Street and Shea. This is a great way to provide necessary services for the area as well as buffer the existing residential neighborhood.

Please vote YES for case 5-GP-2020 and 8-ZN-2020

thanks!

Tim Gunnink
602.888.1199
Gunnink@Hotmail.com

Cluff, Bryan

To: Schilling, Bethany
Subject: RE: Case 5-GP-2020 and 8-ZN-2020

-----Original Message-----

From: Rhet Stinson <rhet@rengineeringllc.com>
Sent: Saturday, June 12, 2021 11:30 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Case 5-GP-2020 and 8-ZN-2020

 External Email: Please use caution if opening links or attachments!

To whom it may concern:

As a resident of Scottsdale, I strongly urge you to support the Hawkins proposal for neighborhood retail and companion residential lots for the corner of 114th Street and Shea. This is a great way to provide necessary services for the area as well as buffer the existing residential neighborhood.

Please vote yes for case 5-GP-2020 and 8-ZN-2020

Sincerely,

Rhet Stinson

Enclosure 4 - Support Letter - Gostyla

December 17, 2019

City of Scottsdale
Attn: Randy Grant
Planning and Development Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

RE: Pre-application submittal (643-PA-2018)
SWC 114th Street and She Boulevard

Dear Mr. Grant:

As neighboring property owners, please accept this letter of support for the Hawkins Companies proposed development on the southwest corner of 114th Street and Shea Boulevard.

We have reviewed the proposed re-zoning from R1-18 PRD to S-R and subsequent site plan options. We fully support the change in Land Use Category from Suburban Neighborhoods land use designation to Office land use designation as determined by the 2001 General Plan, provided no buildings within the S-R Zone exceed 22' height regardless of Use.

We would be happy to provide further information if required.

Sincerely,

Handwritten signatures of Frank and Antoinette Gostyla in cursive script.

Frank & Antoinette Gostyla
11348 E. North Lane
Scottsdale, AZ 85259

cc. Bryan Cliff, City of Scottsdale - Senior Planner
Ryan Manteuffel, Hawkins Companies - Development Partner

Enclosure 5 - Support Letter - Lewis

December 16, 2019

City of Scottsdale
Attn: Randy Grant
Planning and Development Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

RE: Pre-application submittal (643-PA-2018)
SWC 114th Street and She Boulevard

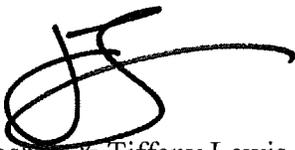
Dear Mr. Grant:

As neighboring property owners, please accept this letter of support for the Hawkins Companies proposed development on the southwest corner of 114th Street and Shea Boulevard.

We have reviewed the proposed re-zoning from R1-18 PRD to S-R and subsequent site plan options. We fully support the change in Land Use Category from Suburban Neighborhoods land use designation to Office land use designation as determined by the 2001 General Plan, provided no buildings within the S-R Zone exceed 22' height regardless of Use.

We would be happy to provide further information if required.

Sincerely,



Joshua & Tiffany Lewis
10437 N. 113th Place
Scottsdale, AZ 85259



cc. Bryan Cliff, City of Scottsdale - Senior Planner
Ryan Manteuffel, Hawkins Companies - Development Partner

2/4/2020

City of Scottsdale
Attn: Randy Grant
Planning and Development Services
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

RE: Pre-application submittal (643-PA-2018)
SWC 114th Street and She Boulevard

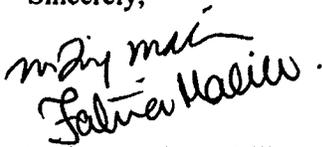
Dear Mr. Grant:

As neighboring property owners, please accept this letter of support for the Hawkins Companies proposed development on the southwest corner of 114th Street and Shea Boulevard.

We have reviewed the proposed re-zoning from R1-18 PRD to S-R and subsequent site plan options. We fully support the change in Land Use Category from Suburban Neighborhoods land use designation to Office land use designation as determined by the 2001 General Plan, provided no buildings within the S-R Zone exceed 22' height regardless of Use.

We would be happy to provide further information if required.

Sincerely,



Tariq & Fatima Malik
The Malik Family Revocable Trust
10487 N. 113th Place
Scottsdale, AZ 85259

cc. Bryan Cliff, City of Scottsdale - Senior Planner
Ryan Manteuffel, Hawkins Companies - Development Partner

Petition to the Scottsdale City Council & Planning Commission

by Owners/Residents of Montana Vistas

to Reject Zoning Applications:

Hawkins - CSOK (Case Nos. 5-GP-2020 & 8-ZN-2020)

1/21/21

We, the undersigned Owners/Residents of the Scottsdale subdivision of Montana Vistas, respectfully request that the Scottsdale City Council and Planning Commission recognize the following facts about our community:

- 1) The subdivision of Montana Vistas is the immediate adjacent neighbor to, and with several residential properties directly abutting, the property of record for Cases 5-GP-2020 & 8-ZN-2020:

Hawkins Companies - CSOK
SWC of 114th Street and Shea Blvd.
Scottsdale, AZ, 85259
Parcels: 217-33-034G, 034F, 034M, 34K;
- 2) In 2008, the Owners/Residents of Montana Vistas collaborated with the property owner of this parcel group along with the City Planning Commission to establish an appropriate zoning designation that provides a proper and attractive development framework for the commercial use of the land while preserving the peace, characteristics, and intrinsic values of the residential community surrounding this parcel;
- 3) The Owners/Residents of Montana Vistas are deeply invested in the economic prosperity of the local community, the City of Scottsdale, and the State of Arizona, are decidedly pro-business and have consistently communicated support for the Applicant to utilize its current C-O zoning for development;
- 4) Prior to this application, the Applicant has consistently represented to Montana Vistas residents its intentions to honor

the current zoning and develop the property only for commercial uses that comply with C-O categories;

- 5) However, the Applicant is already marketing to the public this parcel under the misleading label of retail ready zoning which conflicts with the current C-O zoning (Addendum #1);
- 6) The Applicant has a well-established client list of heavy trafficked businesses such as gas stations, retailers, and fastfood restaurants which are currently prohibited under C-O zoning, and little public evidence of medical-based and other clients suitable for current C-O zoning (Addendum #2);
- 7) The Owners/Residents of Montana Vistas have the right to the quiet use and enjoyment of our homes.

The proposed changes by the Applicant to the General Plan and the current Zoning designation are unnecessary and are in direct conflict with the values and objectives of the Scottsdale General Plan. We hereby adamantly oppose the applications for General Plan amendments and Zoning by Hawkins - CSOK for the following reasons, nonexclusive of additional protestations submitted to the City by any individuals undersigned in this petition (Addendum #3):

- 1) The current zoning was fully accepted by the Applicant, provides ample commercial development opportunity, meets the goals of all City Plans, and no circumstances nor conditions have materially altered since the adoption of the 2008 zoning agreement to justify a change;
- 2) Changing to a broader commercial zoning designation may provide the Applicant with some economic benefit, but this would come at a heavy price to the surrounding residential community;
- 3) The majority of businesses permissible under C-1 zoning would negatively impact the Montana Vistas with an unusually high volume of traffic and noise, which would detract from the community character and adversely impact the quiet enjoyment of Montana Vistas Owners/Residents;

- 4) The Montana Vistas Owners/Residents reasonably believed and expected the Applicant to have negotiated the original C-O zoning parameters in good faith, but now the Applicant's current efforts to change the zoning to a C-1 designation indicates that the Applicant never intended to comply with the prior agreement reached with the Montana Vistas homeowners in 2008;
- 5) The Applicant should not be permitted to renege on its earlier promises to and agreements with the Montana Vistas Owners/Residents from 2008;
- 6) Because the proposed changes expand non-residential uses it CONFLICTS with the 1993 Shea Area Character Plan that was intended to protect our neighborhood's zoning profile as 100% private residences;
- 7) The proposed zoning change sets an unseemly and precarious precedent for undermining existing collective agreements between Scottsdale residents and commercial developers for land use;
- 8) The change would compromise and undermine City Planning authority to fulfill its obligations to the goals and values of the General Plan and localized Area plans as mandated by voters;
- 9) The Applicant's requested changes are materially detrimental to the public health, safety, and welfare of Montana Vistas Owners/Residents and renders them vulnerable to the Applicant's proposed expansion of land use currently prohibited by its existing plans and zoning codes.

We emphatically urge the Scottsdale City Council to uphold the tradition and high standards set by the City's General Use Plan and prior precedents which protect private residential developments such as ours from aggressive commercial re-characterization. Please reject Cases 5-GP-2020 & 8-ZN-2020 to preserve our homes and secure our neighborhood for our families.

The following signees are Owners/Residents of Montana Vistas and fully oppose Zoning Applications: Hawkins - CSOK 5-GP-2020 & 8-ZN-2020. Page 1 of 6

Signature	
Print Name	Bassel Al-lalham
Address	11202 E. Beryl Ave
City, State, Zip	Scottsdale, AZ 85259

Signature	
Print Name	ESTHER C. GORGOL
Address	11330 E. COCHISE DR.
City, State, Zip	SCOTTSDALE, AZ 85259

Signature	
Print Name	Fatoum Al-Akili
Address	11202 E. Beryl Avenue
City, State, Zip	Scottsdale, AZ 85259

Signature	
Print Name	Esther C. Gorgol
Address	11330 E Cochise Dr
City, State, Zip	Scottsdale, AZ 85259

Signature	
Print Name	Tom Dunlavy
Address	11262 E. Beryl Ave.
City, State, Zip	Scottsdale, AZ 85259

Signature	
Print Name	Alexis L. Coleman
Address	11265 E. Beryl Ave.
City, State, Zip	Scottsdale, AZ 85259

Signature	
Print Name	Linda Dunlavy
Address	11262 E. Beryl Ave 11262 E. Beryl Ave
City, State, Zip	Scottsdale, AZ 85259

Signature	
Print Name	Jennifer Reece
Address	11275 E. Beryl Ave.
City, State, Zip	Scottsdale, AZ 85259

Signature	
Print Name	Traci Owen
Address	10310 N. 112th St.
City, State, Zip	SCS 3 AZ 85259

Signature	
Print Name	Ashlyn Coleman
Address	11265 E Beryl Ave.
City, State, Zip	Scottsdale, AZ 85259

The following signees are Owners/Residents of Montana Vistas and fully oppose
 Zoning Applications: Hawkins - CSOK 5-GP-2020 & 8-ZN-2020. Page 2 of 6

Signature	
Print Name	Mark Jebelian
Address	11355 E. Beryl Ave
City, State, Zip	Scottsdale, AZ 85259

Signature	
Print Name	Jane Jebelian
Address	11355 E. Beryl Ave
City, State, Zip	Scottsdale, AZ 85259

Signature	
Print Name	Sarah Jebelian
Address	11355 E. Beryl Ave
City, State, Zip	Scottsdale, AZ 85259

Signature	
Print Name	Ming Zhong
Address	11235 E Beryl Ave
City, State, Zip	Scottsdale, AZ 85259

Signature	
Print Name	Daniel Boedeker
Address	11395 E. BERYL AVE
City, State, Zip	Scottsdale AZ 85259

Signature	
Print Name	Brock Landrum
Address	11323 E. Beryl Ave
City, State, Zip	Scottsdale, AZ 85259

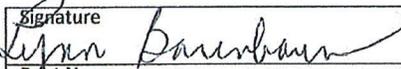
Signature	
Print Name	C.F. THOMAS
Address	11375 E Beryl
City, State, Zip	Scottsdale AZ 85259

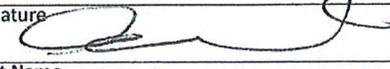
Signature	
Print Name	Lisa Lampkin
Address	11232 E. Beryl Ave.
City, State, Zip	Scottsdale, AZ 85259

Signature	
Print Name	Eric M. Reece
Address	11245 E. Beryl Ave
City, State, Zip	Scottsdale, AZ 85259

Signature	
Print Name	Michael Brannbauer
Address	11345 E Beryl Ave
City, State, Zip	Scottsdale, AZ 85259

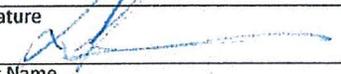
The following signees are Owners/Residents of Montana Vistas and fully oppose
 Zoning Applications: Hawkins - CSOK 5-GP-2020 & 8-ZN-2020. Page 3 of 6

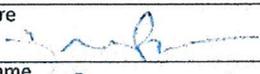
Signature 
Print Name Lynn Barinbaum
Address 11315 E. Beryl Ave
City, State, Zip Scottsdale, AZ. 85259

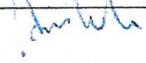
Signature 
Print Name Charbel Antoun
Address 11250 E Cochise DR
City, State, Zip Scottsdale AZ 85259

Signature 
Print Name Steven P. Wofford
Address 11312 E. Beryl Ave
City, State, Zip Scottsdale AZ 85259

Signature 
Print Name J. Antoun
Address 11250 E Cochise Dr
City, State, Zip Scottsdale, AZ 85259

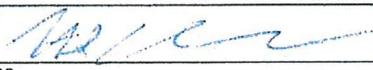
Signature 
Print Name Lew Simon
Address 11335 E Beryl Ave
City, State, Zip Scotts. AZ 85259

Signature 
Print Name Jason Babcock
Address 11270 E Cochise Dr
City, State, Zip Scottsdale AZ 85259

Signature 
Print Name Amitesh Kaxera
Address 11345 E Beryl Ave
City, State, Zip SCOTTSDALE, AZ 85259

Signature 
Print Name Preet Mangat
Address 10387 N 113th Place.
City, State, Zip Scottsdale AZ 85259

Signature 
Print Name Richard S. Sharp
Address 11371 E COCHISE
City, State, Zip SCOTTSDALE, AZ 85259

Signature 
Print Name HARVINDER S. DEGUNN
Address 10387 N 113th
City, State, Zip Scottsdale AZ 85259

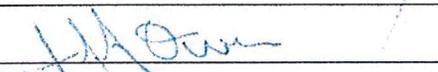
The following signees are Owners/Residents of Montana Vistas and fully oppose
 Zoning Applications: Hawkins - CSOK 5-GP-2020 & 8-ZN-2020. Page 4 of 6

Signature	
Print Name	Ketaat Ishak
Address	11291 E North Ln.
City, State, Zip	Scottsdale AZ 85259

Signature	
Print Name	
Address	
City, State, Zip	

Signature	
Print Name	CARRIE GIFFIS
Address	11341 E. NORTH LN
City, State, Zip	SCOTTSDALE, AZ 85259

Signature	
Print Name	
Address	
City, State, Zip	

Signature	
Print Name	JEFF OWEN
Address	10310 N 112 TH STREET
City, State, Zip	SCOTTSDALE, AZ 85259

Signature	
Print Name	
Address	
City, State, Zip	

Signature	
Print Name	KURT JANSON
Address	11205 E. BERYL AVE
City, State, Zip	SCOTTSDALE, AZ 85259

Signature	
Print Name	
Address	
City, State, Zip	

Signature	
Print Name	Katherine Janson
Address	11205 E. Beryl Ave.
City, State, Zip	Scottsdale, AZ 85259

Signature	
Print Name	
Address	
City, State, Zip	

The following signees are Owners/Residents of Montana Vistas and fully oppose Zoning Applications: Hawkins - CSOK 5-GP-2020 & 8-ZN-2020. Page 5 of 6

Signature <i>Zhangju Zhang</i>
Print Name ZHANGJU ZHANG
Address 11301 E North Ln
City, State, Zip Scottsdale, AZ 85259

Signature
Print Name
Address
City, State, Zip

Signature <i>Linda C. Thomas</i>
Print Name LINDA C. THOMAS
Address 11375 E. Beryl Avenue
City, State, Zip Scottsdale, AZ 85259

Signature
Print Name
Address
City, State, Zip

Signature <i>Chris Coleman</i>
Print Name CHRIS COLEMAN
Address 11265 E Beryl
City, State, Zip Scottsdale AZ 85259

Signature
Print Name
Address
City, State, Zip

Signature
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Address
City, State, Zip

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City, State, Zip

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Address
City, State, Zip

Signature
Print Name
Address
City, State, Zip

The following signees are residents of Montana Vistas and fully oppose Zoning Applications: Hawkins - CSOK 5-GP-2020 & B-ZN-2020. Page 6 of 6

Signature <i>T.M. Kuzma</i>
Print Name Thomas M. Kuzma
Address 11211 E. North Lane
City, State, Zip Scottsdale, AZ 85259

Signature
Print Name
Address
City, State, Zip

Signature <i>L. Kuzma</i>
Print Name Lynn Kuzma
Address 11211 E. North Lane
City, State, Zip Scottsdale, AZ 85259

Signature
Print Name
Address
City, State, Zip

Signature
Print Name
Address
City, State, Zip

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The following signees are Owners/Residents of Montana Vistas and fully oppose
Zoning Applications: Hawkins - CSOK 5-GP-2020 & 8-ZN-2020. Page INTENTIONALLY BLANK

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The following signees are Owners/Residents of Montana Vistas and fully oppose
Zoning Applications: Hawkins - CSOK 5-GP-2020 & 8-ZN-2020. Page INTENTIONALLY BLANK

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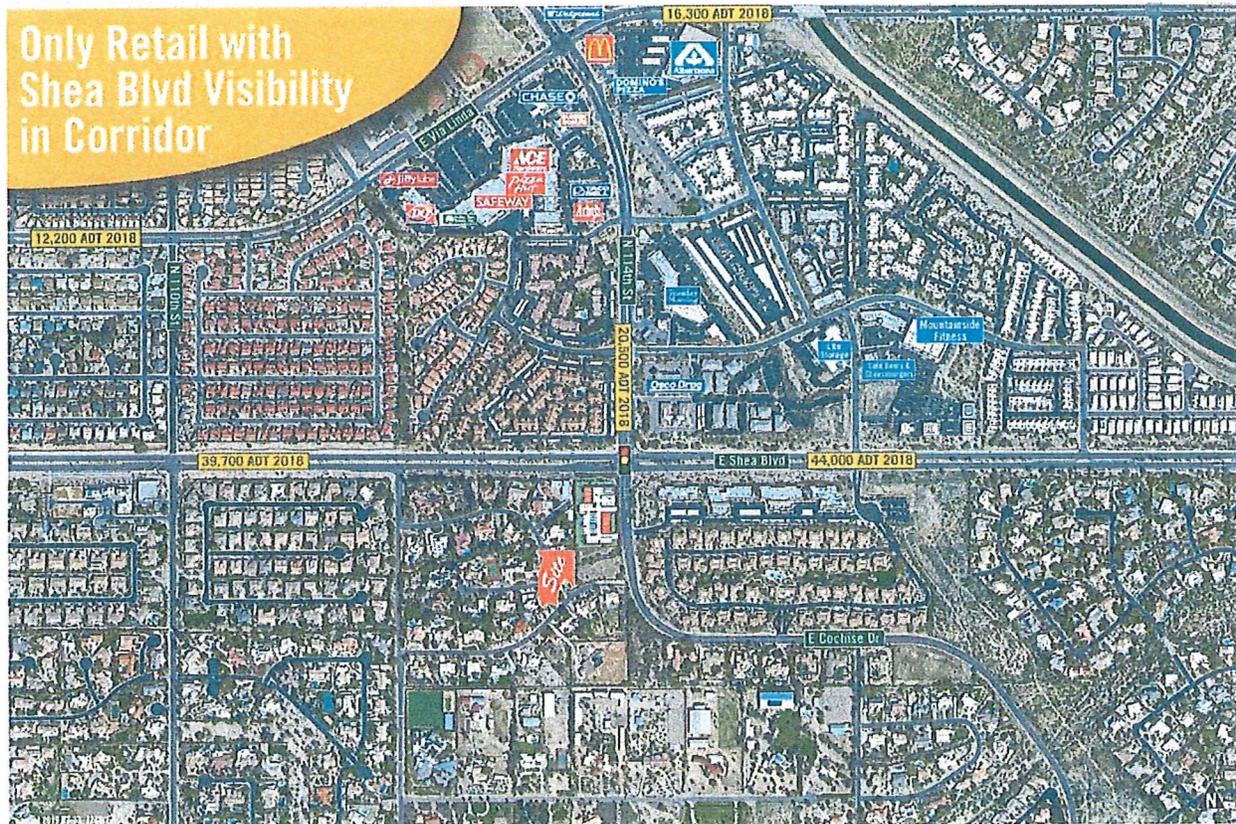
Signature
Print Name
Address
City, State, Zip

Signature
Print Name
Address
City, State, Zip

Addendum #1

Current property profile on Hawkins Company's website. They are touting this as a retail site.

<https://www.hawkinscompanies.com/properties/n-114th-st-e-shea-blvd/>



Addendum #2

<https://www.hawkinscompanies.com/clients/>

Hawkins Company's clients, part 1.



[ABOUT](#) [PROPERTIES](#) [CLIENTS](#) [CANNARIATO](#) [C](#)

Hawkins Company Clients

Our diverse roster of clients ensures we have the breadth of expertise you need for your project.



Hawkins Company's clients, part 2.



Addendum #3

1/28/21

Dear Scottsdale City Council Members,

We own a house at 11262 E. Beryl Ave. in Montana Vistas, the neighborhood that is adjacent to the three parcels for which rezoning has been requested. We are strongly opposed to the developer's requests for rezoning for the following reasons:

1. The current land use designations were set in 2008. They were set at that time to limit the impact of commercial development on the adjoining residential neighborhood, which includes homes that are directly bordering these parcels. Nothing has changed since 2008 to merit rezoning.
2. The requested rezoning would greatly expand the potential commercial uses on the parcels. Some of the potential uses could have a major negative impact on the residential neighbors, e.g. car wash, restaurant, and retail stores. The developer has not been cooperative with Montana Vistas owners regarding limiting the uses of the parcels.
3. The current zoning allows the developer an ample array of potential uses. There is no need to broaden it.
4. There is no need for additional commercial development in this area. There are already many vacant commercial properties within one mile of the subject parcels.
5. Rezoning these parcels would provide no benefits to Montana Vistas or the other neighborhoods in the area. However, it could have a significant negative impact.

In addition to the rezoning issue, we want assurances from the developer that the two residential lots at the south of the property will be subject to the Montana Vistas CC&Rs. We are also strongly opposed to the construction of a sidewalk connecting 114th St. and Beryl Avenue.

Sincerely,
Tom and Linda Dunlavy



Darlene Z. Twiss

darlene@combslawgroup.com

January 12, 2021

Our File:
21001.00

City of Scottsdale
Planning Commission
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Re: Objection to proposed amendments to SWC of 114th and Shea – Planning Commission January 13, 2021 Agenda Items 5 and 6 (5GP2020 and 8ZN2020)

Dear Members of the Planning Commission:

This law firm represents Kristen and Torey Lovullo (the “Lovullos”), who are neighboring property owners in the Montana Vistas subdivision next to the proposed development site on the southwest corner of 114th Street and Shea Boulevard (the “Site”) that will be discussed at the public hearing set for January 13, 2021. The Lovullos hereby object to the proposed amendments to the General Plan to change the land use category from Minor Office to Neighborhood Commercial for the northern 1.97 acres of the Site and to the amendments to the zoning district map from Commercial Office to Neighborhood Commercial on the northern 1.97 acres of the Site, from Single-family Residential Planned Residential Development to Service Residential on 0.67 acres of the Site and from Commercial Office to Service Residential on 0.89 acres of the Site. The Lovullos request that the existing designations in both the zoning district map and the General Plan remain unchanged.

The quality, safety and enjoyment of the Montana Vistas subdivision is of critical importance to the Lovullos. The expanded uses that would be available in a C-1 district, including restaurant and personal care services, along with the potential for the issuance of conditional use permits for car washes, gas stations and live entertainment, would dramatically change the character of the neighborhood and increase noise, odors, refuse and traffic. The increase in traffic includes pedestrian traffic both around the Site and into the Montana Vistas neighborhood. The Lovullos also object to the proposed sidewalk connection between Beryl Avenue and 114th Street, which would connect 114th Street and one of the entrances to the Montana Vistas subdivision.

The Site was rezoned in 2008, and the Montana Vistas neighbors were concerned about the continued rezoning of the Site. When the Lovullos purchased their property, they had the expectation that the zoning of the Site would not continue to be amended and that the residential lots within the Site would be subject to the covenants, conditions and restrictions of the Montana Vistas subdivision (“MVCC&Rs”) as was discussed during a Planning Commission Meeting from 2008. See *Exhibit A (excerpt from Planning*



COMBS
LAW GROUP, P.C.

City of Scottsdale
Planning Commission
January 12, 2021
Page 2

Commission Meeting draft Minutes, January 23, 2008, page 17, highlighting added). The Lovullos request that the residential lots within the Site become subject to the MVCC&Rs prior to any construction at the Site.

We welcome the opportunity to discuss our clients' concerns further with the Planning Commission and Planning staff.

Very truly yours,

COMBS LAW GROUP, P.C.

A handwritten signature in cursive script that reads 'Darlene Z. Twiss'.

Darlene Z. Twiss, Esq.

DZT:pjb

Enclosure: Exhibit A – Excerpt from p. 17 of 1/23/2008 Planning Commission Meeting Minutes

cc: Mr. and Mrs. Lovullo (*via email only*)
Bryan Cluff, Principal Planner, City of Scottsdale (*via email only to:*
bcluff@scottsdaleaz.gov)
Adam Yaron, Project Coordination Liaison, City of Scottsdale (*via email only to:*
ayaron@scottsdaleaz.gov)

EXHIBIT A

your packet as well. What plan do the homeowner's association board and some of the neighbors support? It's before you. Let me just run through some of the details of it.

Out on the corner is a bank. That bank pad is over parked; it's stippled both in the stipulations to one story, 24 feet in height. And I should note that you'll notice along this edge right here that the CC&R's and the ability to construct homes in this neighborhood immediately adjacent allows two-story homes. In fact, this is a two-story home, this is a two story-home, this is a two-story home, the others are one story. In fact, some of the folks you'll hear from tonight live in those two-story homes. This is restricted to one-story, 24 feet. It has three times -- let me say this again, it has three times the required open space on that piece of property and it has four times the required front open space; clearly that's the result of the scenic corridor.

Let's take a look at the other non-residential piece of this. It's a little office building of about 5,000 square feet right here. Again, it's over parked, single story, 24 feet in height, and this little parcel has two times the open space required by the Ordinance and has three times the parking lot open space required by Ordinance with that particular parcel.

The third part of this is this residential portion. Note that this lot has access to this existing street, which is unfinished, a little cul-de-sac will be finished; Mike Leary's going to come up in a minute and talk a little bit more about that. But this lot accesses here, these two lots access this existing street here, this cul-de-sac will be finished and it will gain access to Beryl Street right here.

It think it's important to note that while these are not one-acre homes, the density on this is 1.3 homes to the acre, so very close to one-acre homes. But very importantly there's only one lot here and it's about 1000 square feet less in size than the largest of these lots along here. Let me say that again. These lots are very comparable in size to the lots along here, which is something that the neighbors wanted.

We have three lots here and there are one, two, three, four, five lots that border us. So if the roles had been reversed and this was an existing three-lot subdivision and we wanted to put five lots around here these folks would probably be saying "No, we only want three lots around us, not five."

All of these are required to be one story, 24 feet in height. Not only are they stippled to be one story, 24 feet in height, but there are CC&R's on this property that require that it be one story, 24 feet in height. We're going to adopt the same CC&R's that this subdivision has for these homes, these three lots right here, except for the fact that while these can be two-story homes, these cannot be two-story homes. The CC&R's will not allow any use other than residential. One of the neighbors' concerns was wait a second, you'll come back in five years if these never get developed and you're going to put in more office. We have put in place in the CC&R's it can only be single-family residential. And importantly those CC&R's run to the benefit of the very neighbors tonight who are here to oppose us; so they have the right to enforce that deed restriction against the property. So it will never be anything other than residential.

We're going to complete the streets for the subdivision. When we build the first portion of this, which is the bank and the office, we're going to put all of our landscaping in and we're going to put our perimeter walls in at the same time. And very importantly, see this yellow piece of 114th Street right here at Shea? That little part of right-of-way is actually

Cluff, Bryan

To: Kuester, Kelli
Subject: RE: Oppose the Rezoning Request: 5-GP-2020 and 8-ZN-2020 HAWKINS

From: Kurt Janson <coolkjj@gmail.com>
Sent: Wednesday, January 13, 2021 9:54 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Oppose the Rezoning Request: 5-GP-2020 and 8-ZN-2020 HAWKINS

⚠ External Email: Please use caution if opening links or attachments!

To whom it may concern,

Case Number 37-DR-2020, Rezoning Request: 5-GP-2020 and 8-ZN-2020 HAWKINS. We received notice that Hawkins Companies and KCI Investments ("Developer/Owner") have submitted a rezoning request concerning the property located at Shea Blvd. and 114th Street ("Proposed Development"). This matter is currently scheduled for public hearing before the Planning Commission on 01/13/2021.

My name is Kurt Janson and I reside in the Montana Vistas neighborhood, located at 11205 E. Beryl Avenue, Scottsdale, AZ 85259. Our residential neighborhood is directly next to the Proposed Development.

We strongly **oppose** the Developer/Owner's rezoning request. Through the submission of this letter, we respectfully request that the Planning Commission deny the Developer/Owner's rezoning request.

The current land use designations were set in 2008 to limit the impact of commercial development on the adjoining residential neighborhood. Nothing has changed since 2008.

Again, it is our request that the City of Scottsdale Planning Commission reject the rezoning request.

Kurt Janson
11205 E. Beryl Ave.
602-370-1643

Cluff, Bryan

To: Kuester, Kelli
Subject: RE: Oppose Case Number 37-DR-2020, Rezoning Request: 5-GP-2020 and 8-ZN-2020 HAWKINS

From: S B <magnussorin@hotmail.com>
Sent: Wednesday, January 13, 2021 1:14 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: FW: Oppose Case Number 37-DR-2020, Rezoning Request: 5-GP-2020 and 8-ZN-2020 HAWKINS

⚠ External Email: Please use caution if opening links or attachments!

----- Original message -----

To whom it may concern,

Case Number 37-DR-2020, Rezoning Request: 5-GP-2020 and 8-ZN-2020 HAWKINS. We received notice that Hawkins Companies and KCI Investments ("Developer/Owner") have submitted a rezoning request concerning the property located at Shea Blvd. and 114th Street ("Proposed Development"). This matter is currently scheduled for public hearing before the Planning Commission on 01/13/2021.

My name is Danial Boldea and I reside in the Montana Vistas neighborhood, located at 11395 E. Beryl Avenue, Scottsdale, AZ 85259. Our residential neighborhood is directly next to the Proposed Development.

I strongly **oppose** the Developer/Owner's rezoning request. Through the submission of this letter, we respectfully request that the Planning Commission deny the Developer/Owner's rezoning request.

The current land use designations were set in 2008 to limit the impact of commercial development on the adjoining residential neighborhood. Nothing has changed since 2008.

Again, it is our request that the City of Scottsdale Planning Commission reject the rezoning request.

Danial Boldea
602-695-7766

Cluff, Bryan

From: Ibsen, Bronte
Sent: Wednesday, January 13, 2021 3:09 PM
To: Cluff, Bryan; Yaron, Adam
Cc: Curtis, Tim
Subject: FW: Planning Commission Public Comment (response #240)

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Wednesday, January 13, 2021 2:38 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #240)

Planning Commission Public Comment (response #240)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	1/13/2021 2:37:34 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	5-GP-2020 and 8-ZN-2020 HAWKINS
COMMENT	
Comment:	We want to submit our objection to the rezoning request initiated Hawkins Companies and KCI Investments ("Developer/Owner"). The rezoning request is on the property located at Shea Blvd. and 114th Street ("Proposed Development"). This matter is currently scheduled for public hearing before the Planning Commission on 01/13/2021. We currently own a house in Montana Vistas neighborhood, located on 11235 E Beryl Ave. Our neighborhood is directly next to the area with proposed rezoning request. We strongly oppose the Developer/Owner's rezoning request. The current C-O zoning already provides the

Developer/Owner with numerous options for the use and development of the subject property, without expanding the potential commercial use of the property in ways that would adversely impact the quiet enjoyment and integrity of the Montana Vistas residential neighborhood. We also want to propose our objection to adding the side walk to connect Beryl Ave and 114th street. We want our neighborhood to be quiet and safe so our kids can walk, and ride bikes in a secluded environment, without unnecessary foot traffic. The Developer/Owner has engaged in direct discussions with only three homeowners within the Montana Vistas neighborhood, while failing to obtain input or consensus from a majority of the thirty-plus residential property owners that will be directly affected by the Proposed Development. Since the Proposed Development will impact all homeowners in the neighborhood, it is critical the Planning Commission hear from a majority of the Montana Vista residents on these issues. Thank you

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Ming Zhong
--------------------	------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	Zhongm@gmail.com
--------	--

Phone:	(801) 696-5652
--------	----------------

Address:	11235 E Beryl Ave, scottsdale,AZ,85259
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Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Ibsen, Bronte
Sent: Wednesday, January 13, 2021 2:07 PM
To: Cluff, Bryan; Yaron, Adam
Cc: Curtis, Tim
Subject: FW: Planning Commission Public Comment (response #239)

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Wednesday, January 13, 2021 1:39 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #239)

Planning Commission Public Comment (response #239)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	1/13/2021 1:38:37 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Rezoning Request: 5-GP-2020 and 8-ZN-2020 HAWKINS
COMMENT	
Comment:	We received notice that Hawkins Companies and KCI Investments ("Developer/Owner") have submitted a rezoning request concerning the property located at Shea Blvd. and 114th Street ("Proposed Development"). We own a single family home in the Montana Vistas neighborhood, located at 11301 E North Ln, Scottsdale, AZ 85259. Our residential neighborhood is directly next to the Proposed Development. We strongly oppose the Developer/Owner's rezoning request, and respectfully request that the Planning Commission deny the Developer/Owner's rezoning request due to following

reasons: 1. risk of excessive noise, increased crime, and traffic within our quiet neighborhood. 2. The current C-O zoning (set in 2008) already provides the Developer/Owner with numerous options for the use and development of the subject property, without expanding the potential commercial use of the property in ways (such as connecting 114th and Beryl, build a side walk etc) that would adversely impact the integrity of the Montana Vistas residential neighborhood. 3. The Developer/Owner fails to obtain input or consensus from a majority of the thirty-plus Montana Vista residents that will be directly and adversely affected by the Proposed Development. Thank you for your attention on the above issues.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Zhongju Zhang

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: Citizhang@gmail.com

Phone: (202) 918-3189

Address: 11301 E North Ln, Scottsdale AZ 85259

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Ibsen, Bronte
Sent: Wednesday, January 13, 2021 1:51 PM
To: Cluff, Bryan; Yaron, Adam
Cc: Curtis, Tim
Subject: FW: Planning Commission Public Comment (response #238)

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Wednesday, January 13, 2021 1:20 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #238)

Planning Commission Public Comment (response #238)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	1/13/2021 1:19:48 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	8-ZN-2020 (Hawkins - CSOK)
COMMENT	
Comment:	We have been living in the Montana Vistas for 6 months. After 3 years of looking for our forever home we found it. We love that it is like it's own community. Everybody knows each other and it feels safe and quite. To allow C-1 zoning would change this neighborhood. It would not feel safe if certain undesirable businesses would move in. Our kids would not be able to freely move around. We would not feel secure. We are asking that you do not approve the C-1 zoning. We also do not approve of Beryl St. connecting to 117th St.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Jessie Antoun
--------------------	---------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	jess@azbeemer.com
--------	--

Phone:	(480) 415-4626
--------	----------------

Address:	11250 E COCHISE DRIVE Scottsdale, AZ 85259
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Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Ibsen, Bronte
Sent: Wednesday, January 13, 2021 1:10 PM
To: Cluff, Bryan; Yaron, Adam
Cc: Curtis, Tim
Subject: FW: Planning Commission Public Comment (response #237)

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Wednesday, January 13, 2021 12:56 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #237)

Planning Commission Public Comment (response #237)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	1/13/2021 12:55:24 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Rezoning Request: 5-GP-2020 and 8-ZN-2020 HAWKINS
COMMENT	
Comment:	We received notice that Hawkins Companies and KCI Investments ("Developer/Owner") have submitted a rezoning request concerning the property located at Shea Blvd. and 114th Street ("Proposed Development"). We own a single family home in the Montana Vistas residential neighborhood directly next to the Proposed Development. We strongly oppose the rezoning request. The current land use designations were set in 2008 to limit the impact of commercial development on the adjoining residential neighborhood. A change to zoning would open the door to a possible car wash, gas stations etc. in close

proximity to our residential neighborhood. These establishments would significantly increase the risk of noise, crime, and traffic within our quiet neighborhood. In addition the developer has not reached out to the majority of the neighborhood to get out thoughts. He has only reached out to 2 neighbors. The current zoning already provides the Developer/Owner with numerous options for the use and development of land without expanding the potential commercial use of the property in ways that would adversely impact the quiet enjoyment and integrity of the Montana Vistas residential neighborhood. In addition, we also oppose to the following: Open Beryl Avenue onto 114th Street (as this would cause an unnecessary increase in traffic which creates unnecessary dangers to residents, including young children, that regularly walk, ride bikes and scooter through the neighborhood); or Create a sidewalk connecting 114th Street and Beryl Avenue which would increase foot traffic through the residential area and potentially making it unsafe for our children. Thank you for your consideration on this matter. John and Denea Hampton 11298 E. North Lane Scottsdale, AZ 85259

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	John and Denea Hampton
--------------------	------------------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	denea.hampton@gmail.com
Phone:	(267) 496-3678
Address:	11298 E. North Lane , Scottsdale 85259

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Ibsen, Bronte
Sent: Wednesday, January 13, 2021 1:09 PM
To: Cluff, Bryan; Yaron, Adam
Cc: Curtis, Tim
Subject: FW: Planning Commission Public Comment (response #236)

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Wednesday, January 13, 2021 12:04 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #236)

Planning Commission Public Comment (response #236)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	1/13/2021 12:03:29 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	5-GP-2020 & 8-ZN-2020
COMMENT	
Comment:	We just recently moved to Montana Vistas, which is a small, close-knit, and very quiet community. We immediately fell in love with this neighborhood due to how friendly people are & just as importantly how quiet, peaceful, and calm it is. This neighborhood is adjacent to three parcels for which rezoning has been requested. I want to explain why we vehemently oppose the proposed zoning changes in the area next to us. There are ALREADY restrictions on this land with how it's zoned but to rezone gives the developer too much power and freedom (why rezone it if it was already zoned in 2008?). We do NOT want gas

stations, car washes, restaurants, live entertainment, or retail allowed on this land as it will destroy the quiet and calm nature of the neighborhood we just moved into. The lots were already zoned in 2008 for medical buildings so WHY REZONE it now? That makes absolutely no sense and benefits us in no way. We do NOT want Hawkins Development to ruin this neighborhood. For a carwash a permit is required and so is a 70 foot setback along Shea and a 30 foot setback along 114th and a 50 foot setback from the residential area - this is not physically possible and would therefore violate city code if a carwash were placed here. A restaurant requires 1 parking spot per 120 square feet, so for a 5000 SF building (without a patio mind you) this would be 42 parking spots. With the setback requirements, this also is not physically possible within C-1 zoning and again would violate city code. The current land designations were set in 2008 which limited the impact of commercial development on the adjacent neighborhood - NOTHING has changed since then to justify rezoning. The neighborhood has done just well per all of the neighbors we have talked to and therefore we see no reason to change the land designations. In fact, feedback from all of our neighbors sends a very unanimous message - we do not want any rezoning to be done. The rezoning will expand commercial businesses with a HUGE negative impact on our community - businesses such as a car wash, a restaurant, a gas station, and retail stores. The developer has NOT been cooperative with our neighborhood regarding limiting the use of the parcels. Isn't it fair that the very people who live in this area have a voice in this? Once the developer builds these businesses they have further connection to them and they do not live here to then realize how loud and disruptive it will get (not just noise but lighting too). The amazing mountainous views and clear star gazing skies would be tarnished with buildings, light pollution from these businesses, and the quiet and serene neighborhood would be bombarded by loud noise. Here are a few additional itemized reasons why we are so opposed to this: The current zoning already allows for businesses - there is NO NEED to expand it, and expanding it will harm our community. There are already vacant properties within one mile of this location for additional commercial development that could be used instead. So why specifically use this area? Rezoning would have NO POSITIVE impact on our neighborhood, and in fact would ruin the calm and quiet nature of the area we love so much. We already like our neighborhood as it is, it does NOT need to be changed. Only the developer benefits from this. Our voices need to be heard though, since we would be directly impacted while raising a family in what is supposed to be a very quiet community. We are planning on making this our "forever home" and would want to live here for 20+ years. There should not be a sidewalk connecting 114th and Beryl Ave as it increases foot traffic and we, the residents of Montana

Vistas, will NOT be happy with this. Please, DO NOT allow rezoning of this area, it makes no sense and only benefits the developer but it significantly harms our community. We would no longer have a nice, quiet, calm, and peaceful community. This is in a very nice area of Scottsdale and we do not want it ruined with loud businesses.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Harvinder Deogun, Preet Mangat, and Anisha Mangat

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

hsdeogun@outlook.com

Phone:

(402) 304-4675

Address:

10387 N 113 Pl, Scottsdale, AZ 85259

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Ibsen, Bronte
Sent: Wednesday, January 13, 2021 10:54 AM
To: Yaron, Adam; Cluff, Bryan
Cc: Curtis, Tim
Subject: FW: Planning Commission Public Comment (response #234)

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Wednesday, January 13, 2021 10:32 AM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #234)

Planning Commission Public Comment (response #234)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	1/13/2021 10:32:05 AM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	5-GP-2020 and 8-ZN-2020 HAWKINS
COMMENT	
Comment:	Dear Scottsdale Planning Commission: We own a single family home in the Montana Vistas neighborhood, located at 11205 E. Beryl Avenue, Scottsdale, AZ 85259. Our residential neighborhood is directly next to the Proposed Development. We received notice that Hawkins Companies and KCI Investments ("Developer/Owner") submitted a rezoning request concerning the property located at Shea Blvd. and 114th Street ("Proposed Development"). This matter is currently scheduled for public hearing before the Planning Commission on 01/13/2021. We strongly oppose the

Developer/Owner's rezoning request. Through the submission of this letter, we respectfully request that the Planning Commission deny the Developer/Owner's rezoning request. This matter was settled among the investor, city, and our residents with the land use designations agreed upon in 2008. Current C-0 zoning already provides the Developer/Owner with numerous options for the use and development of the subject property, without expanding the potential commercial use of the property in ways that would adversely impact the quiet enjoyment and integrity of the Montana Vistas residential neighborhood. A change to C-1 zoning would open the door to a possible car wash, gas station or live entertainment establishment being placed in close proximity to our residential neighborhood. Such establishments would significantly increase the risk of noise, crime, and traffic within our quiet neighborhood. *** We have already encountered very real development plans for high-traffic gas stations and retail operations designed for this parcel. We know that the current C-0 zoning is our only protection from those developments taking over our neighborhood. Furthermore, this community is close to a major commercial zone with plenty of existing vacancies and open land. Rezoning here doesn't make sense for the good of the City of Scottsdale. Rezoning this parcel devalues the nearby business district, as well as our residential zone. Please recognize the importance of a C-0 buffer between Scottsdale residences and high-traffic businesses. *** Our community has participated in traffic studies based on rezoning requests before and we have data to support the claim traffic will increase at an unsupportable level. Beryl Avenue and North Lane which connect to 112th Street were never designed for through traffic because 112th Street is not a full road. The City of Scottsdale traffic engineers know this. Costs to the city to maintain our streets will increase. We saw spikes in vandalism and threats from a business that attempted to rezone a residence. Are you ready to allocate city resources to clean off spray paint and dispatch more police? In addition, please allow this letter to serve as our further objection to any plans or proposals that would: - Open Beryl Avenue onto 114th Street (as this would cause an unnecessary increase in traffic which creates unnecessary dangers to residents, including young children, that regularly walk, ride bikes and scooter through the neighborhood); or - Create a sidewalk connecting 114th Street and Beryl Avenue (there are no sidewalks anywhere in the neighborhood, and creating one here would deviate from the overall look and feel of the neighborhood and unnecessarily increase foot traffic through the residential area). - The Proposed Development also includes a 1.25 acre parcel zoned as R1-18 PRD which will be developed as two single-family homes. If either of these homes are to have driveway access into the Montana Vistas neighborhood, we need assurances from the Developer/Owner that the residential properties will be

subject to the Montana Vistas CC&Rs and recorded as part of any deed for such properties. These CC&Rs are in place to preserve the quality, integrity and quiet enjoyment of all neighborhood residents. - Finally, the Developer/Owner has engaged in direct discussions with only three homeowners within the Montana Vistas neighborhood, while failing to obtain input or consensus from a majority of the thirty-plus residential property owners that will be directly affected by the Proposed Development. Since the Proposed Development will impact all homeowners in the neighborhood, it is critical the Planning Commission hear from a majority of the Montana Vista residents on these issues. Thank you

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Katherine Janson

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: jansonk@gmail.com

Phone: (480) 205-5712

Address: 11205 E. Beryl Avenue, Scottsdale, AZ 85259

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Ibsen, Bronte
Sent: Wednesday, January 13, 2021 10:04 AM
To: Yaron, Adam; Cluff, Bryan
Cc: Curtis, Tim
Subject: FW: Planning Commission Public Comment (response #233)

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Wednesday, January 13, 2021 9:47 AM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #233)

Planning Commission Public Comment (response #233)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	1/13/2021 9:46:03 AM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Rezoning Request: 5-GP-2020 and 8-ZN-2020 HAWKINS
COMMENT	
Comment:	We received notice that Hawkins Companies and KCI Investments have submitted a rezoning request concerning the property located at the corner of Shea Blvd. and 114th St. This matter is currently scheduled for public hearing before the planning Commission on 1/13/2021. We own and live in a single family home in Montana Vistas neighborhood which is directly next to the Proposed Development. We strongly oppose the Developer/Owner's rezoning request. The current land use designations were set in 2008 to limit the impact of commercial development on the adjoining neighborhood. The current C-O zoning already

provides the Developer/Owner with numerous options for the use and development of the subject property, without expanding the potential commercial use of the property in ways that would adversely impact the quiet enjoyment and integrity of the Montana Vistas residential neighborhood. In addition, we also strongly oppose any opening of Beryl Avenue onto 114th Street either by road, driveway or sidewalk. This would encourage more traffic into our neighborhood and increase unnecessary dangers to our residents, including young children, that regularly walk, bike and play. The proposed Development also includes a 1.25 acre parcel zoned as R1-18 PRD which will be developed as two single-family homes. If these lots are to have access into the Montana Vistas neighborhood, then we need in writing from the Developer/Owner that these properties will be subject to the recently updated Montana Vistas CC&Rs and recorded as part of any deed for such properties. We have recently worked closely with all our residents of Montana Vistas on updating or CC&Rs to protect and preserve the quality, integrity and quiet enjoyment of our neighborhood. That is why this is so important to us all. Thank you
Tom & Lynn Kuzma

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Tom & Lynn Kuzma

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

kuzma55@cox.net

Phone:

(602) 430-2263

Address:

11211 E North Lane, Scottsdale, AZ 85259

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Ibsen, Bronte
Sent: Wednesday, January 13, 2021 9:18 AM
To: Yaron, Adam; Cluff, Bryan
Cc: Curtis, Tim
Subject: FW: Planning Commission Public Comment (response #232)

FYI

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Wednesday, January 13, 2021 8:39 AM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #232)

Planning Commission Public Comment (response #232)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	1/13/2021 8:38:38 AM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	5-GP-2020 and 8-ZN-2020 HAWKINS
COMMENT	
Comment:	We received notice that Hawkins Companies and KCI Investments ("Developer/Owner") have submitted a rezoning request concerning the property located at Shea Blvd. and 114th Street ("Proposed Development"). This matter is currently scheduled for public hearing before the Planning Commission on 01/13/2021. We own a single family home in the Montana Vistas neighborhood, located at 11345 E. Beryl Avenue, Scottsdale, AZ 85259. Our residential neighborhood is directly next to the Proposed Development. We strongly oppose the Developer/Owner's rezoning request. Through the

submission of this letter, we respectfully request that the Planning Commission deny the Developer/Owner's rezoning request. The current land use designations were set in 2008 to limit the impact of commercial development on the adjoining residential neighborhood. Nothing has changed since 2008. A change to C-1 zoning would open the door to a possible car wash, gas station or live entertainment establishment being placed in close proximity to our residential neighborhood. Such establishments would significantly increase the risk of noise, crime, and traffic within our quiet neighborhood. The current C-O zoning already provides the Developer/Owner with numerous options for the use and development of the subject property, without expanding the potential commercial use of the property in ways that would adversely impact the quiet enjoyment and integrity of the Montana Vistas residential neighborhood. In addition, please allow this letter to serve as our further objection to any plans or proposals that would: Open Beryl Avenue onto 114th Street (as this would cause an unnecessary increase in traffic which creates unnecessary dangers to residents, including young children, that regularly walk, ride bikes and scooter through the neighborhood); or Create a sidewalk connecting 114th Street and Beryl Avenue (there are no sidewalks anywhere in the neighborhood, and creating one here would deviate from the overall look and feel of the neighborhood and unnecessarily increase foot traffic through the residential area). The Proposed Development also includes a 1.25 acre parcel zoned as R1-18 PRD which will be developed as two single-family homes. If either of these homes are to have driveway access into the Montana Vistas neighborhood, we need assurances from the Developer/Owner that the residential properties will be subject to the Montana Vistas CC&Rs and recorded as part of any deed for such properties. These CC&Rs are in place to preserve the quality, integrity and quiet enjoyment of all neighborhood residents. Finally, the Developer/Owner has engaged in direct discussions with only three homeowners within the Montana Vistas neighborhood, while failing to obtain input or consensus from a majority of the thirty-plus residential property owners that will be directly affected by the Proposed Development. Since the Proposed Development will impact all homeowners in the neighborhood, it is critical the Planning Commission hear from a majority of the Montana Vista residents on these issues.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Poonam singh

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	Info@65pluscare.com
Phone:	(623) 738-5766
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Ibsen, Bronte
Sent: Wednesday, January 13, 2021 9:17 AM
To: Yaron, Adam; Cluff, Bryan
Cc: Curtis, Tim
Subject: FW: Planning Commission Public Comment (response #231)

FYI

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Wednesday, January 13, 2021 7:16 AM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #231)

Planning Commission Public Comment (response #231)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	1/13/2021 7:15:56 AM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Rezoning Request: 5-GP-2020 and 8-ZN-2020 HAWKINS
COMMENT	
Comment:	Rezoning Request: 5-GP-2020 and 8-ZN-2020 HAWKINS Comment: We received notice that Hawkins Companies and KCI Investments ("Developer/Owner") have submitted a rezoning request concerning the property located at Shea Blvd. and 114th Street ("Proposed Development"). This matter is currently scheduled for public hearing before the Planning Commission on 01/13/2021. We own a single family home in the Montana Vistas neighborhood, located at 10310 N. 112th Street, Scottsdale, AZ 85259. Our residential neighborhood is directly next to the Proposed Development. We

strongly oppose the Developer/Owner's rezoning request. Through the submission of this letter, we respectfully request that the Planning Commission deny the Developer/Owner's rezoning request. The current land use designations were set in 2008 to limit the impact of commercial development on the adjoining residential neighborhood. Nothing has changed since 2008. A change to C-1 zoning would open the door to a possible car wash, gas station or live entertainment establishment being placed in close proximity to our residential neighborhood. Such establishments would significantly increase the risk of noise, crime, and traffic within our quiet neighborhood. The current C-O zoning already provides the Developer/Owner with numerous options for the use and development of the subject property, without expanding the potential commercial use of the property in ways that would adversely impact the quiet enjoyment and integrity of the Montana Vistas residential neighborhood. In addition, please allow this letter to serve as our further objection to any plans or proposals that would: Open Beryl Avenue onto 114th Street (as this would cause an unnecessary increase in traffic which creates unnecessary dangers to residents, including young children, that regularly walk, ride bikes and scooter through the neighborhood); or Create a sidewalk connecting 114th Street and Beryl Avenue (there are no sidewalks anywhere in the neighborhood, and creating one here would deviate from the overall look and feel of the neighborhood and unnecessarily increase foot traffic through the residential area). The Proposed Development also includes a 1.25 acre parcel zoned as R1-18 PRD which will be developed as two single-family homes. If either of these homes are to have driveway access into the Montana Vistas neighborhood, we need assurances from the Developer/Owner that the residential properties will be subject to the Montana Vistas CC&Rs and recorded as part of any deed for such properties. These CC&Rs are in place to preserve the quality, integrity and quiet enjoyment of all neighborhood residents. Finally, the Developer/Owner has engaged in direct discussions with only three homeowners within the Montana Vistas neighborhood, while failing to obtain input or consensus from a majority of the thirty-plus residential property owners that will be directly affected by the Proposed Development. Since the Proposed Development will impact all homeowners in the neighborhood, it is critical the Planning Commission hear from a majority of the Montana Vista residents on these issues.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Jeff Owen

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	traci.owen@yahoo.com
Phone:	(480) 235-7316
Address:	10310 N 112th St
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Ibsen, Bronte
Sent: Wednesday, January 13, 2021 9:16 AM
To: Yaron, Adam; Cluff, Bryan
Cc: Curtis, Tim
Subject: FW: Planning Commission Public Comment (response #230)

FYI

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Wednesday, January 13, 2021 6:14 AM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #230)

Planning Commission Public Comment (response #230)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	1/13/2021 6:13:14 AM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Rezoning Request: 5-GP-2020 and 8-ZN-2020 HAWKINS
COMMENT	
Comment:	We received notice that Hawkins Companies and KCI Investments ("Developer/Owner") have submitted a rezoning request concerning the property located at Shea Blvd. and 114th Street ("Proposed Development"). This matter is currently scheduled for public hearing before the Planning Commission on 01/13/2021. We own a single family home in the Montana Vistas neighborhood, located at 11295 E. Beryl Avenue, Scottsdale, AZ 85259. Our residential neighborhood is directly next to the Proposed Development. We strongly oppose the Developer/Owner's rezoning request. Through the

submission of this letter, we respectfully request that the Planning Commission deny the Developer/Owner's rezoning request. The current land use designations were set in 2008 to limit the impact of commercial development on the adjoining residential neighborhood. Nothing has changed since 2008. A change to C-1 zoning would open the door to a possible car wash, gas station or live entertainment establishment being placed in close proximity to our residential neighborhood. Such establishments would significantly increase the risk of noise, crime, and traffic within our quiet neighborhood. The current C-O zoning already provides the Developer/Owner with numerous options for the use and development of the subject property, without expanding the potential commercial use of the property in ways that would adversely impact the quiet enjoyment and integrity of the Montana Vistas residential neighborhood. In addition, please allow this letter to serve as our further objection to any plans or proposals that would: Open Beryl Avenue onto 114th Street (as this would cause an unnecessary increase in traffic which creates unnecessary dangers to residents, including young children, that regularly walk, ride bikes and scooter through the neighborhood); or Create a sidewalk connecting 114th Street and Beryl Avenue (there are no sidewalks anywhere in the neighborhood, and creating one here would deviate from the overall look and feel of the neighborhood and unnecessarily increase foot traffic through the residential area). The Proposed Development also includes a 1.25 acre parcel zoned as R1-18 PRD which will be developed as two single-family homes. If either of these homes are to have driveway access into the Montana Vistas neighborhood, we need assurances from the Developer/Owner that the residential properties will be subject to the Montana Vistas CC&Rs and recorded as part of any deed for such properties. These CC&Rs are in place to preserve the quality, integrity and quiet enjoyment of all neighborhood residents. Finally, the Developer/Owner has engaged in direct discussions with only three homeowners within the Montana Vistas neighborhood, while failing to obtain input or consensus from a majority of the thirty-plus residential property owners that will be directly affected by the Proposed Development. Since the Proposed Development will impact all homeowners in the neighborhood, it is critical the Planning Commission hear from a majority of the Montana Vista residents on these issues.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Jenny Reece

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	jennyreece11@hotmail.com
Phone:	(480) 686-5902
Address:	11295 East Beryl Ave, Scottsdale, AZ 85259
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Ibsen, Bronte
Sent: Wednesday, January 13, 2021 9:13 AM
To: Yaron, Adam; Cluff, Bryan
Cc: Curtis, Tim
Subject: FW: Planning Commission Public Comment (response #229)

FYI

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Wednesday, January 13, 2021 6:03 AM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #229)

Planning Commission Public Comment (response #229)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	1/13/2021 6:03:09 AM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Rezoning Request: 5-GP-2020 and 8-ZN-2020 HAWKINS
COMMENT	
Comment:	We received notice that Hawkins Companies and KCI Investments ("Developer/Owner") have submitted a rezoning request concerning the property located at Shea Blvd. and 114th Street ("Proposed Development"). This matter is currently scheduled for public hearing before the Planning Commission on 01/13/2021. We own a single family home in the Montana Vistas neighborhood, located at 11232 E. Beryl Avenue, Scottsdale, AZ 85259. Our residential neighborhood is directly next to the Proposed Development. We strongly oppose the Developer/Owner's rezoning request. Through the

submission of this letter, we respectfully request that the Planning Commission deny the Developer/Owner's rezoning request. The current land use designations were set in 2008 to limit the impact of commercial development on the adjoining residential neighborhood. Nothing has changed since 2008. A change to C-1 zoning would open the door to a possible car wash, gas station or live entertainment establishment being placed in close proximity to our residential neighborhood. Such establishments would significantly increase the risk of noise, crime, and traffic within our quiet neighborhood. The current C-O zoning already provides the Developer/Owner with numerous options for the use and development of the subject property, without expanding the potential commercial use of the property in ways that would adversely impact the quiet enjoyment and integrity of the Montana Vistas residential neighborhood. In addition, please allow this letter to serve as our further objection to any plans or proposals that would: Open Beryl Avenue onto 114th Street (as this would cause an unnecessary increase in traffic which creates unnecessary dangers to residents, including young children, that regularly walk, ride bikes and scooter through the neighborhood); or Create a sidewalk connecting 114th Street and Beryl Avenue (there are no sidewalks anywhere in the neighborhood, and creating one here would deviate from the overall look and feel of the neighborhood and unnecessarily increase foot traffic through the residential area). The Proposed Development also includes a 1.25 acre parcel zoned as R1-18 PRD which will be developed as two single-family homes. If either of these homes are to have driveway access into the Montana Vistas neighborhood, we need assurances from the Developer/Owner that the residential properties will be subject to the Montana Vistas CC&Rs and recorded as part of any deed for such properties. These CC&Rs are in place to preserve the quality, integrity and quiet enjoyment of all neighborhood residents. Finally, the Developer/Owner has engaged in direct discussions with only three homeowners within the Montana Vistas neighborhood, while failing to obtain input or consensus from a majority of the thirty-plus residential property owners that will be directly affected by the Proposed Development. Since the Proposed Development will impact all homeowners in the neighborhood, it is critical the Planning Commission hear from a majority of the Montana Vista residents on these issues.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Futoon Al-Akili

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	Futoonal@yahoo.com
Phone:	(330) 933-5884
Address:	11202 e beryl ave , Scottsdale, az, 85259
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Ibsen, Bronte
Sent: Wednesday, January 13, 2021 9:10 AM
To: Yaron, Adam; Cluff, Bryan
Cc: Curtis, Tim
Subject: FW: Planning Commission Public Comment (response #228)

FYI

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Tuesday, January 12, 2021 11:02 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #228)

Planning Commission Public Comment (response #228)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	1/12/2021 11:01:16 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Rezoning Request: 5-GP-2020 and 8-ZN-2020 HAWKINS
COMMENT	
Comment:	We received notice that Hawkins Companies and KCI Investments ("Developer/Owner") have submitted a rezoning request concerning the property located at Shea Blvd. and 114th Street ("Proposed Development"). This matter is currently scheduled for public hearing before the Planning Commission on 01/13/2021. We own a single family home in the Montana Vistas neighborhood, located at 11232 E. Beryl Avenue, Scottsdale, AZ 85259. Our residential neighborhood is directly next to the Proposed Development. We strongly oppose the Developer/Owner's rezoning request. Through the

submission of this letter, we respectfully request that the Planning Commission deny the Developer/Owner's rezoning request. The current land use designations were set in 2008 to limit the impact of commercial development on the adjoining residential neighborhood. Nothing has changed since 2008. A change to C-1 zoning would open the door to a possible car wash, gas station or live entertainment establishment being placed in close proximity to our residential neighborhood. Such establishments would significantly increase the risk of noise, crime, and traffic within our quiet neighborhood. The current C-O zoning already provides the Developer/Owner with numerous options for the use and development of the subject property, without expanding the potential commercial use of the property in ways that would adversely impact the quiet enjoyment and integrity of the Montana Vistas residential neighborhood. In addition, please allow this letter to serve as our further objection to any plans or proposals that would: Open Beryl Avenue onto 114th Street (as this would cause an unnecessary increase in traffic which creates unnecessary dangers to residents, including young children, that regularly walk, ride bikes and scooter through the neighborhood); or Create a sidewalk connecting 114th Street and Beryl Avenue (there are no sidewalks anywhere in the neighborhood, and creating one here would deviate from the overall look and feel of the neighborhood and unnecessarily increase foot traffic through the residential area). The Proposed Development also includes a 1.25 acre parcel zoned as R1-18 PRD which will be developed as two single-family homes. If either of these homes are to have driveway access into the Montana Vistas neighborhood, we need assurances from the Developer/Owner that the residential properties will be subject to the Montana Vistas CC&Rs and recorded as part of any deed for such properties. These CC&Rs are in place to preserve the quality, integrity and quiet enjoyment of all neighborhood residents. Finally, the Developer/Owner has engaged in direct discussions with only three homeowners within the Montana Vistas neighborhood, while failing to obtain input or consensus from a majority of the thirty-plus residential property owners that will be directly affected by the Proposed Development. Since the Proposed Development will impact all homeowners in the neighborhood, it is critical the Planning Commission hear from a majority of the Montana Vista residents on these issues.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Lisa Lampkin

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	rock2pink10@yahoo.com
Phone:	(310) 387-2978
Address:	11232 E Beryl Ave, Scottsdale, AZ 89259
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Ibsen, Bronte
Sent: Wednesday, January 13, 2021 9:07 AM
To: Yaron, Adam; Cluff, Bryan
Cc: Curtis, Tim
Subject: FW: Planning Commission Public Comment (response #227)

FYI

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Tuesday, January 12, 2021 3:07 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #227)

Planning Commission Public Comment (response #227)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	1/12/2021 3:05:50 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	5-GP-2020 and8-ZN-2020
COMMENT	
Comment:	We own a house at 11262 E. Beryl Ave. in Montana Vistas, the neighborhood that is adjacent to the three parcels for which rezoning has been requested. We are strongly opposed to the developer's requests for rezoning for the following reasons: 1. The current land use designations were set in 2008. They were set at that time to limit the impact of commercial development on the adjoining residential neighborhood, which includes homes that are directly bordering these parcels. Nothing has changed since 2008 to merit rezoning. 2. The requested rezoning will greatly expand the potential commercial uses on the

parcels. Some of the potential uses could have a major negative impact on the residential neighbors, e.g. car wash, restaurant, and retail stores. The developer has not been cooperative with Montana Vistas owners regarding limiting the uses of the parcels. 3. The current zoning allows the developer an ample array of potential uses. There is no need to broaden it. 4. There is no need for additional commercial development in this area. There are already many vacant commercial properties within one mile of the subject parcels. 5. Rezoning these parcels would provide no benefits to Montana Vistas or the other neighborhoods in the area. However, it could have a significant negative impact. 6. The only beneficiary of rezoning would be the developer. Enrichment of the developer is insufficient grounds to change zoning designations that have already been carefully considered when they were established by the City. In addition, we want assurances from the developer that the two residential lots at the south of the property will be subject to the Montana Vistas CC&Rs. We are also strongly opposed to the construction of a sidewalk connecting 114th St. and Beryl Avenue. Sincerely, Tom and Linda Dunlavy

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Tom Dunlavy
--------------------	-------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	thdunlavy@yahoo.com
--------	--

Phone:	(480) 699-9130
--------	----------------

Address:	
----------	--

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Ibsen, Bronte
Sent: Wednesday, January 13, 2021 9:05 AM
To: Cluff, Bryan; Yaron, Adam
Subject: FW: Planning Commission Public Comment (response #226)

FYI – I have saved this into the case folder as well.

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Tuesday, January 12, 2021 2:09 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #226)

Planning Commission Public Comment (response #226)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	1/12/2021 2:09:10 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	5-GP-2020 (Hawkins-CSOK) & 8-ZN-2020 (Hawkins-CSOK)
COMMENT	
Comment:	I live in the adjacent neighborhood (11265 E. Beryl Ave.) and wish to voice my concern in changing the zoning of property in Case Number 37-DR-2020. It is my concern changing the zoning will decrease our neighborhood safety and integrity while increasing traffic flow. With research and vigilance by those DIRECTLY bordering the property, it seems the contractor is trying to seek approval without due diligence in communication to our neighborhood. Additional items like a sidewalk connecting our neighborhood with 114th Street and zoning adjustments are not something our small neighborhood wishes due to increased traffic and

decreased safety. Please do NOT approve rezoning Case Number 37-DR-2020. Thank you.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Alexis Coleman

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: altcoleman@cox.net

Phone: (480) 860-8244

Address: 11265 E. Beryl Avenue

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

To: Ibsen, Bronte
Subject: RE: City Council Written Public Comment Form - Jason Babcock

From: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Sent: Tuesday, January 12, 2021 3:37 PM
To: Ibsen, Bronte <BIbsen@Scottsdaleaz.gov>; Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Subject: FW: City Council Written Public Comment Form - Jason Babcock
Importance: High

This is actually for Hawkins for PC tomorrow night.

From: notifications@cognitofrms.com <notifications@cognitofrms.com>
Sent: Tuesday, January 12, 2021 12:34 PM
To: Jagger, Carolyn <cjagger@scottsdaleaz.gov>; Butteweg, Cathleen <CButteweg@Scottsdaleaz.gov>; Cordova, Rommel <RCordova@Scottsdaleaz.gov>; Kiva Presentation <KivaPresentation@Scottsdaleaz.gov>
Subject: City Council Written Public Comment Form - Jason Babcock

⚠ External Email: Please use caution if opening links or attachments!

City of Scottsdale

City Council Written Public Comment Form 01-12-2021 Meeting

[View full entry at CognitoForms.com.](#)

Entry Details

Agenda Item

WHAT WOULD YOU LIKE TO COMMENT ON?

An item on the agenda

WHICH AGENDA ITEM ARE YOU COMMENTING ON?

10. Morning Vista Abandonment (11-AB-2018) - Consent Agenda

FOR THE AGENDA ITEM, DO YOU:

Oppose

Comment

COMMENT

I echo my neighbor's statements in the fact that we do not agree with the zoning changes. We feel the restrictions on the type of businesses allowed are already on the lots/land with how it is zoned now and to rezone the lots give the developer too much freedom. We do not want these lots rezoned for many reasons and many concerns we have that have not been addressed, from the type of business allowed in if rezoned, to traffic, the CC&R's to say the least.

We are passionate about the calm, peaceful, quiet, neighborhood we live in. We feel like our home is our safe spot, our spot to get away from reality and all the craziness of the day to day. We are a neighborhood of neighbors, not strangers and commercial development. We really appreciate what we have here. We enjoy the neighborhood, the safe feeling we get living in this quiet calm neighborhood.

Name

FULL NAME Jason Babcock

NAME OF GROUP OR ORGANIZATION Neighborhood Resident

IP ADDRESS 98.182.123.158

Contact Information

EMAIL jasbab@cox.net

PREFERRED PHONE (602) 617-9871

ADDRESS 11290 E Cochise Dr

CITY Scottsdale

Cluff, Bryan

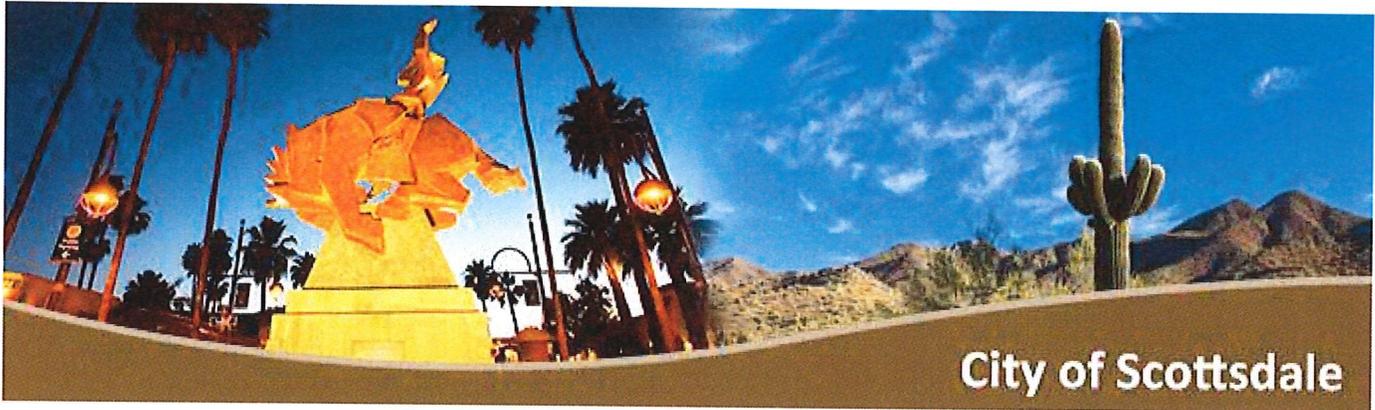
Subject: RE: Request a full file of a case

From: NoReply <NoReply@Scottsdaleaz.gov>

Sent: Friday, December 4, 2020 12:21 PM

To: Projectinput <Projectinput@Scottsdaleaz.gov>

Subject: Request a full file of a case



Hi I am writing to request the full file of a case in regards to rezoning. After printing up information I found online and researching I have read that the full files are available upon request. The case numbers In question are: 5-GP-2020 8-ZN-2020 37-DR-2020 Thank you, Kristen Lovullo -- sent by Kristen Lovullo (case# 37-DR-2020)



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Land uses permitted in C-1 that are not permitted in C-O:

Carwash (Subject to Conditional Use Permit)

Community buildings and recreational facilities not publicly owned (Subject to Conditional Use Permit)

Courier and messenger

Dwelling

Furniture and home furnishing sales

Gas station (Subject to Conditional Use Permit)

Internalized community storage

Live entertainment (Subject to Conditional Use Permit)

Personal care service

Plant nursery

Public utility buildings, structures or appurtenances thereto for public service uses (Subject to Conditional Use Permit)

Restaurant, excluding drive-through restaurant and excluding drive-in restaurant

Restaurant, including drive-through restaurant but excluding drive-in restaurant

Retail

Veterinary and pet care service